



W3348228

WHEN RECORDED MAIL TO:
Nothing But Flowers
6441 Willow Creek Road
Morgan, UT 84050

E# 3348228 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
19-Nov-24 0102 PM FEE \$40.00 DEP TT
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,
ELECTRONICALLY RECORDED

File No.: 184341-LMF

TRUST DEED

THIS TRUST DEED, dated this 18 day of Nov., 2024, between **Greystone Homes, Inc., a Utah corporation dba Sterling Homes**, as Trustor(s), whose address is 2060 W. Peach Blossom Dr., Kaysville, UT 84037 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Nothing But Flowers of 6441 Willow Creek Road, Morgan, UT 84050, as BENEFICIARY;

BT WITNESSETH: That Trustor CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property, situated in Weber County, State of Utah:

Lot 210, FREMONT MEADOWS SUBDIVISION - PHASE 2, according to the official plat thereof on file and of record in the office of the Weber County Recorder.

TAX ID NO.: 15-850-0010 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$540,000.00 (Five Hundred Forty Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees) in event of default in payment of the indebtedness secured hereby and to pay reasonable trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

GREYSTONE HOMES, INC., a Utah corporation dba STERLING HOMES

Kevin Bailey
Its: Director



STATE OF UTAH

COUNTY OF DAVIS

On this 18 day of Nov, 2024, before me, personally appeared Kevin Bailey, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Greystone Homes, Inc., a Utah corporation dba Sterling Homes.



Notary Public

