

When Recorded Mail To:

Scottie Kearns

1754 View Court
Fruit Heights UT 84037
TAX ID NO.: 01-115-0088

TRUST DEED

THIS TRUST DEED is made this date between Ryan J. Ivie, Trustor, whose address is 1547 Hidden Springs Parkway, Fruit Heights UT 84037, Metro National Title Associates, LLC, as TRUSTEE, and Scottie Kearns, as BENEFICIARY, whose address is 1754 View Court, Fruit Heights, UT 84037

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

See Attached Exhibit "A"

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

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$239,000.00 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 the 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 herein before set forth.

The officer, manager, member or partner who signs this trust deed hereby certifies that this trust deed and the transfer represented thereby was duly authorized under a resolution, operating or partnership agreement duly adopted by the board of directors, member or partners of the Trustor at a lawful meeting duly held and attended by a quorum.

Ryan J. Ivie

**ACCOMMODATION RECORDING ONLY
METRO NATIONAL TITLE ASSOCIATES MAKES NO
REPRESENTATION AS TO CONDITION OF
TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT**

State of Utah County of Davis)ss:

On this date, March 19, 2021, personally appeared before me Ryan J. Ivie, the signer(s) of the within instrument, who duly acknowledged to me that they/he/she executed the same.

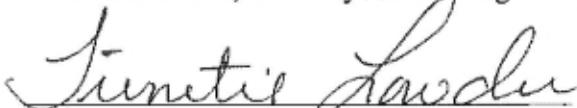

Notary Public



Exhibit A

Beginning 86 feet East and 136 feet North of the Southeast Corner of Lot 8, Block 25, Plat A, Kaysville Township Survey; thence East 77 feet; thence North 123 feet, more or less, to the Southerly line of Highway; thence Westerly 77 feet, more or less, along South line of said Highway to a point due North of beginning; thence South 120 feet, more or less, to the beginning.

Subject to easements, covenants, restrictions, right of way and reservations appearing of record and taxes for the year 2015 and thereafter.

Tax ID:11-115-0088