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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/22/2021 9:30:00 AM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR STEWART TITLE INS AGENC

When Recorded Mail To:
Bulldog Sod, Inc.
PO Box 606
Layton, Utah 84041
Order No. 1284957

Space above this line for Recorder's use

Trust Deed

THIS TRUST DEED is made this **21st** day of **June, 2021**, between **Elaine Deru**, whose address is **267 E. 1650 North, Layton, Utah 84040**, as **TRUSTOR** and **Stewart Title of Utah, Inc.** whose address is **1518 North Woodland Park Drive, Layton, Utah 84041**, as **TRUSTEE**, and **Bulldog Sod, Inc.** whose address is **PO Box 606, Layton, Utah 84041** as **BENEFICIARY**.

Trustor hereby **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, the following described property situated in **Davis County, Utah**:

Lot 106, EVERGREEN ESTATES AT CHERRY PRUD, according to the **Official Plat** thereof as recorded in the **Office of the Davis County Recorder, State of Utah**.

Tax ID No. 09-455-0106

Together with all buildings, fixtures and improvements thereon 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 **\$111,045.18** 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.

Elaine Deru

Elaine Deru

State of Utah

County of Davis

On this 21st day of June, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Elaine Deru, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

NOBALEE RHOADES

Notary Public

My commission expires: 8.4.22

