

WHEN RECORDED MAIL TO:
Craig White and Kim White
3652 North 200 East
North Ogden, UT 84414

File No.: 160719-MMQ

TRUST DEED

THIS TRUST DEED, dated August 9, 2022, between **Utah Real Estate Buyers, LLC, a Utah limited liability company**, as Trustor(s), whose address is 2802 West 3600 South, West Haven, UT 84401 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Craig White and Kim White of 3652 North 200 East, North Ogden, UT 84414, as BENEFICIARY;

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:
All of Lot 40, THE BRIDGES PHASE - 3, Clinton City, Davis County, Utah, according to the official plat thereof.

TAX ID NO.: 14-285-0040 (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 **\$74,166.17 (Seventy-Four Thousand One Hundred Sixty-Six And 17/100)**, 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.

Utah Real Estate Buyers, LLC, a Utah limited liability company

Signed with Stavvy:
BY Ryan Conner White
Ryan Conner White, Member

STATE OF UTAH

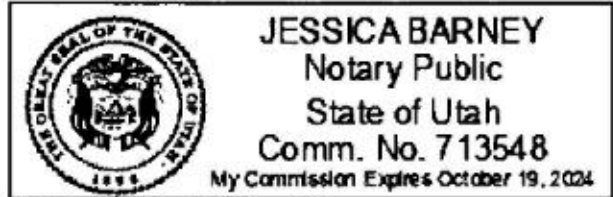
COUNTY OF DAVIS

10th

On ~~10th~~ day of August, 2022, before me, personally appeared Ryan Conner White, Member, 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 Utah Real Estate Buyers, LLC, a Utah limited liability company.

Signed with Stavvy:
Jessica Barney

Notary Public



Notarized remotely via audio/video communication using Stavvy