

WHEN RECORDED MAIL TO:
Peak Property Holdings LLC
3840 South Arroyo Road
Millicreek, UT 84106

File No.: 161836-DWP

TRUST DEED

THIS TRUST DEED, dated August 18, 2022, between **Michael W. Romero and Angela C. Romero**, as Trustor(s), whose address is 142 North Green Drive, Layton, UT 84041 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Peak Property Holdings LLC of 3840 South Arroyo Road, Millicreek, UT 84106, 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:

Lot 9, CHURCH STREET SUBDIVISION, according to the official plat thereof as recorded in the office of the Davis County Recorder, State of Utah.

TAX ID NO.: 10-099-0009 (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;

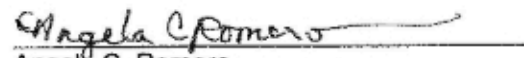
FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$678,000.00 (Six Hundred Seventy-Eight Thousand And No/100)**, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest 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.



Michael W. Romero

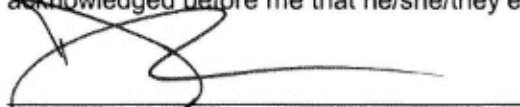


Angela C. Romero

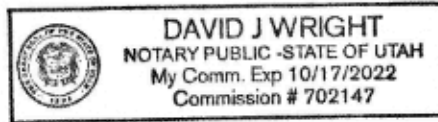
STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of August, 2022, before me, personally appeared Michael W. Romero, 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.



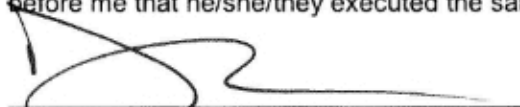
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 18th day of August, 2022, before me, personally appeared Angela C. Romero, 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.



Notary Public

