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BK 8141 PG 979

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/28/2022 4:29:00 PM
FEE \$40.00 Pgs: 2
DEP eCASH REC'D FOR COTTONWOOD TITLE

WHEN RECORDED MAIL TO:
Richard Lewis
366 Appaloosa Ave
Pocatello, ID 83201

File No.: 161154-LMP

TRUST DEED

THIS TRUST DEED, dated November 23, 2022, between **JCOR Properties LLC, a Utah limited liability company**, as Trustor(s), whose address is 721 N. Main Street, Layton, UT 84041, **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Richard Lewis of 366 Appaloosa Ave, Pocatello, ID 83201, 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:
Beginning on the South line of a street at a point 693.0 feet West and 25.0 feet South of the Northeast corner of Section 29, Township 2 North, Range 1 East, Salt Lake Meridian, and running thence South 150.0 feet; thence West 130.0 feet; thence North 150.0 feet to the South line of said street; thence East 130.0 feet along the South line of said street to the point of beginning.

TAX ID NO.: 04-070-0014 (for reference purposes only)

Property Address: 1206 E. 300 S., Bountiful, UT 84010 (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 **\$81,289.08 (Eighty-One Thousand Two Hundred Eighty-Nine And 08/100)**, 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.

Signed this 23 day of November, 2022

JCOR Properties LLC, a Utah limited liability company

BY: Tyler Jensen
Tyler Jensen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 23 day of November, 2022, personally appeared before me Tyler Jensen, who acknowledged himself to be the Manager of JCOR Properties LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Lara Mountford
Notary Public

