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BK 8227 PG 351

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
4/5/2023 2:29:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR COTTONWOOD TITLE INS

WHEN RECORDED MAIL TO:
ReBe, LLC
864 N. Barkley
Mesa, AZ 85203

File No.: 167441-LMP

TRUST DEED

THIS TRUST DEED, dated April 4, 2023, between **Prospector Investments, LLC**, as Trustor(s), whose address is 190 West 100 North, Kaysville, UT 84037 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and ReBe, LLC of 864 N. Barkley, Mesa, AZ 85203, 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:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 11-103-0089 (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 **\$120,000.00 (One Hundred Twenty 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.

Prospector Investments, LLC, a Utah limited liability company

Signed with Stavvy:
BY Jennifer Romney
Jennifer Romney
Member Manager

STATE OF UTAH

COUNTY OF Davis

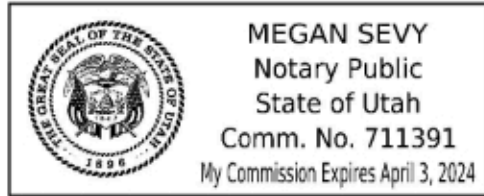
On this 4th day of April, 2023, before me, personally appeared Jennifer Romney, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Prospector Investments, LLC.

Signed with Stavvy:

Megan Sevy

YlaQvsqnk

Notary Public



Notarized remotely via audio/video communication using Stavvy

EXHIBIT A

A PART OF LOTS 2 AND 3, BLOCK 32, PLAT "A", KAYSVILLE CITY SURVEY; AND A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 100 NORTH STREET, SAID POINT BEING LOCATED SOUTH 655.27 FEET AND WEST 495.18 FEET FORM THE CENTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID RIGHT OF WAY NORTH 00°37'51" EAST, A DISTANCE OF 141.70 FEET; THENCE SOUTH 89°33'30" EAST, A DISTANCE OF 92.23 FEET; THENCE SOUTH 00°37'37" WEST, A DISTANCE OF 141.70 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 100 NORTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°33'30" WEST, A DISTANCE OF 92.24 FEET TO THE POINT OF BEGINNING.

THE BEARING AND DISTANCE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 34 AND THE CENTER OF SAID SECTION 34 IS SOUTH 89°51'47" EAST, NAD 83, STATE PLANE GRID BEARING.