

E 3545676 B 8347 P 397-399  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
09/28/2023 01:27:11 PM  
FEE: \$40.00 Pgs: 3  
DEP eCASH REC'D FOR: COTTONWOOD TITLE  
INSURANCE AGENCY, INC.

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

File 151323-LMP

## TRUST DEED

THIS TRUST DEED, dated this 28 day of September, 2023, between **JCOR Properties LLC, a Utah limited liability company**, as Trustor(s), whose address is 733 N. King Street, Suite 400-293, 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:

See Exhibit "A" attached hereto

**TAX ID NO.:** 09-014-0044 (for reference purposes only)  
(also known as 3306 North Fairfield Rd, Layton UT 84041, for reference 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 **\$200,000.00 (Two Hundred 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.

File No. 151323-LMP

Dated this 28 day of September, 2023.

JCOR Properties LLC, a Utah limited liability  
company

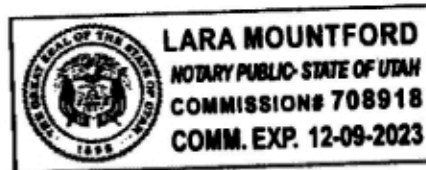
BY:   
Tyler Jensen  
Manager

STATE OF UTAH

COUNTY OF DAVIS

On 28 day of September, 2023, before me, personally appeared Tyler Jensen, 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 JCOR Properties, LLC.

  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Lot 44, EASTRIDGE ESTATES NO. 1, according to the official plat thereof, recorded in the office of the County Recorder of Davis County, State of Utah.

Tax Id No.: 09-014-0044