

3556688
BK 8412 PG 1208

E 3556688 B 8412 P 1208
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
01/05/2024 04:22:24 PM
FEE: \$40.00 Pgs: 1
DEP eCASH REC'D FOR: 1ST LIBERTY TITLE LC

WHEN RECORDED RETURN TO
3588 West 6000 South
Roy, UT 84067-9034
File # 2308068

TRUST DEED

THIS TRUST DEED, dated 09/08/23, between Kevin Clark and Emily Clark, as Trustor(s), whose address is 3588 West 6000 South, Roy, UT 84067-9034, 1ST Liberty Title, LC, as Trustee, and Tina Hoa Nguyen and Tuongvi Phan as Beneficiary

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in ~~Wasatch~~ County, Utah
DAVIS *sdb*

A Part of the Southwest Quarter of the Northeast Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, beginning at a point on the North line of 1800 North Street, said point being at a point which is 818 feet East and 42 feet North from the Center of said Section 27; and running thence North 153 feet; thence East 118 feet; thence South 153 feet; thence West 118 feet to the point of beginning

Tax ID No. 14-002-0040 (shown for informational purposes only)

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, heriditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith in the principal sum of \$150,000.00, payable to the order of the 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 the 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

If the trust property is sold, in whole or in part, by deed, by contract for deed, or by lease with an option to buy, then the amount secured by this Trust Deed becomes immediately due and payable in full, with no further notice

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 herein set forth

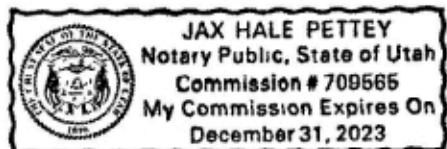

Kevin Clark

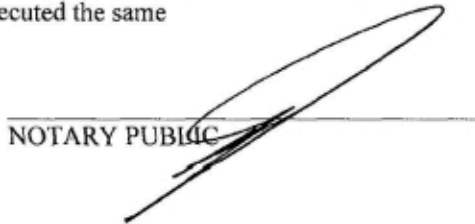

Emily Clark

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

COURTESY RECORDING ONLY
1st Liberty Title, LC disclaims all liability.
No title insurance policy will be issued.

On 09/08/23, personally appeared before me Kevin Clark and Emily Clark, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same




NOTARY PUBLIC