

Ent: 369522 B: 1305 P: 0579

Chad Montgomery Box Elder County Utah Recorder

04/12/2017 08:09 AM Fee \$40.00 Page 1 of 5

By AMERICAN TITLE - TEAM 1

Electronically Recorded By SIMPLIFILE LC E-RECORDING

Recording Requested By and

After Recording Return To:

American Title, Inc.

PO Box 641010

Omaha, NE 68164-1010

This instrument prepared by:

Wells Fargo Bank, N.A.

LATRECIA L PANNELL

DOCUMENT PREPARATION

8505 IBM DRIVE

CHARLOTTE, NC 28262

1-866-537-8489

Tax Serial No: 02-050-0154

[Space Above This Line For Recording Data]
SHORT FORM OPEN-END DEED OF TRUST
RESPA

REFERENCE #: 20170126700023

ACCOUNT#: XXX-XXX-XXX1966-1998

DEFINITIONS

Words used in multiple sections of this document are defined below. The Master Form Deed of Trust includes other defined words and rules regarding the usage of words used in this document.

(A) "Security Instrument" means this document, which is dated March 27, 2017, together with all Riders to this document.

(B) "Borrower" is MARCIA KAWA, UNMARRIED. Borrower is the trustor under this Security Instrument.

(C) "Lender" is Wells Fargo Bank, N.A.. Lender is a national bank organized and existing under the laws of the United States. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Wells Fargo Bank Northwest, N.A., Attention: Consumer Loan Servicing, P.O. Box 31557, Billings, MT 59107.

(E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated March 27, 2017. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, EIGHTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$ 85,000.00) plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after April 27, 2047.

(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(G) "Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [mark as applicable]:

N/A Leasehold Rider

N/A Third Party Rider

N/A Other(s) [specify] _____ N/A _____

(I) "Master Form Deed of Trust" means the Master Form Open-End Deed of Trust dated June 14, 2007, and recorded on July 5, 2007, as Instrument No. 249541 in Book 1014 at Page 1283 - 1295 of the Official Records in the Office of the Recorder of Box Elder County, State of Utah.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants, conveys and warrants to Trustee, in trust, with power of sale, the following described property located in the

County _____ of _____ Box Elder _____
 [Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

THE FOLLOWING TRACT OF LAND IN BOX ELDER COUNTY, STATE OF UTAH, TO-WIT: ALL OF LOT 3, KINGS SUBDIVISION, WILLARD CITY SURVEY, BOX ELDER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF. TOGETHER WITH THE FOLLOWING: PART OF KING SUBDIVISION, WILLARD CITY, BOX ELDER COUNTY, UTAH. BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, SAID KING SUBDIVISION AND RUNNING THENCE SOUTH 89 DEGREES 18 MINUTES 11 SECONDS EAST 30.00 FEET, SOUTH 0 DEGREES 31 MINUTES 48 SECONDS WEST 100 FEET. THENCE NORTH 89 DEGREES 18 MINUTES 11 SECONDS WEST 30.00 FEET, THENCE NORTH 0 DEGREES 31 MINUTES 48 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

which currently has the address of

337 S 300 E
 [Street]
 WILLARD, Utah 84340 ("Property Address");
 [City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant, convey and warrant the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower further warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

MASTER FORM DEED OF TRUST

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Deed of Trust are hereby incorporated in their entirety into this Security Instrument. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of the Master Form Deed of Trust.



Marcia Kawa - Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

Loan Originator's Name: Bradley Alan Hartley
NMLSR ID: 1075097

UTAH-SHORT FORM OPEN-END SECURITY INSTRUMENT
UT107006, HCWF#983v4 (8/15/2015) UT-107006-0315

(page 4 of 5 pages)
Documents Processed 03-23-2017 08:48:11

ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of UTAH

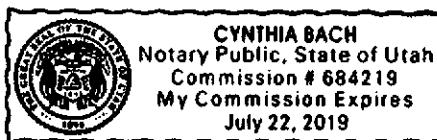
County of Box ELDER

I, a Notary Public of the County of Box ELDER, State of UTAH, do hereby certify that

MARCIAN KAWA

personally appeared before me this 30 day of March, 2017, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



[Notary Seal]

Cynthia Bach

Print Name: Cynthia Bach
Notary Public

My Commission expires: July 22, 2019

