

WHEN RECORDED, MAIL TO:  
Landmark Funding, LLC  
2055 N 600 W  
Lehi, UT 84043

ENT4047:2023 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2023 Jan 23 02:48 PM FEE 40.00 BY MC  
RECORDED FOR Backman NTP  
ELECTRONICALLY RECORDED

## TRUST DEED

Order No. 7-048664

THIS TRUST DEED is made this 23rd day of January, 2023, between **Forward Development Group, LLC, a Utah Limited Liability Company**, Trustor, whose address is **PO Box 231, Lehi, UT 84043**, and **BACKMAN TITLE SERVICES LTD**, as Trustee, and **Landmark Funding, LLC, a Utah Limited Liability Company**, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in **Utah**, Utah:

SEE ATTACHED LEGAL DESCRIPTION.

Parcel No.: **59-010-0007**

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, 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 **\$292,500.00**, 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.

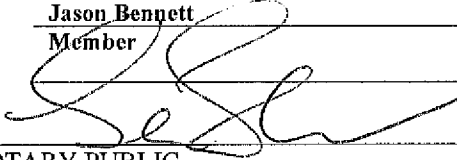
**Forward Development Group, LLC, a Utah  
Limited Liability Company**

  
By: **Jason Bennett, Member**

STATE OF Utah )  
County of Utah ) to wit:

The foregoing instrument was acknowledged before me this 23rd day of January, 2023

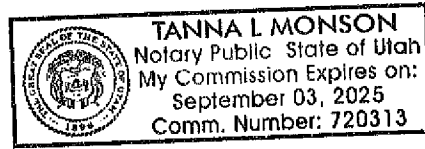
By Jason Bennett  
the Member of Forward Development Group, LLC, a Utah Limited Liability Company



NOTARY PUBLIC

Commission Expires: 9.3.25

Residing at: Langston, UT



**LEGAL DESCRIPTION**

Order No. 7-048664

Surface rights only in and to the following:

Commencing 4455 feet North from the Southwest corner of Section 10, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 825 feet to the Northwest corner of said Section 10; thence East 2640 feet; thence South 1155 feet to property deeded to WIK, L.C. by Warranty Deed recorded December 15, 1998 as Entry No. 130613 in Book 4900 at Page 620; thence West 2640 feet; thence North 330 feet to the point of beginning.

Parcel No.: 59-010-0007