

WHEN RECORDED, MAIL TO:

Space Above This Line for Recorder's Use

4218651

TRUST DEED

THIS TRUST DEED is made this 8th day of January, 1986, between UTAH WOOL MARKETING ASSOCIATION, INC., as Trustor, whose address is 855 South Fifth West, Salt Lake City, Utah 84101, BACKMAN TITLE COMPANY, as Trustee, and J. R. BROADBENT, as Beneficiary.

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

BEGINNING 8.45 feet West of the Northeast corner of Lot 3, Block 8, Plat "A", Salt Lake City Survey, and running thence South 178.0 feet, thence West 208.95 feet to a point on a curve to the right, thence Northwesterly 113.82 feet along said curve to the West line of Lot 4, said Block 8, thence North 165.28 feet to the Northwest corner of said Lot 4, thence East 321.55 feet to the point of BEGINNING.

Subject to a right of way for a spur tract of the Oregon Short Line Railroad over and across the Southerly line thereof.

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, including all warehouse equipment (balers, forklifts, etc.)

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$353,241.95, 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.

UTAH WOOL MARKETING ASSOCIATION, INC.

Lee R. Barton
LEE R. BARTON, Vice-President

Gary Babb
GARY BABB, Manager

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STATE OF UTAH)

COUNTY OF SALT LAKE)

On the 24th day of March, 1986, personally appeared Lee R. Barton & Gary Babb me the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Mildred H. Peters
NOTARY PUBLIC

Residing at: Salt Lake City

My Commission Expires:

September 16, 1989

P.O. Box 8627
SLC 84108

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MAILED
REGISTER
SALT LAKE COUNTY,
UTAH

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J. R. Broadbent

REC'D OF DEP

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