

After Recording ~~Return~~ To:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

This instrument prepared by:
Wells Fargo Bank, N.A.
Stacy L Anselmo
DOCUMENT PREPARATION
7711 PLANTATION RD
ROANOKE, VA 24019 3224
1-866-537-8489

Tax Serial No: 36:179:0005

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

REFERENCE #: 100150671

ACCOUNT#: XXX-XXX-XXX 0907-1998

DEFINITIONS

Return to: Dawn Tetlak/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820 **S**

4758105-03

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 13, 2020, together with all Riders to this document.
- (B) **"Borrower"** is Stephen Donald Thayer and Amy Michele Thayer, married to each other. 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 13, 2020. 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, ONE HUNDRED THIRTEEN THOUSAND AND 00/100THS Dollars (U.S. \$ 113,000.00) 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 13, 2050.
- (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 August 29, 2007, as Instrument No. 127236:2007 in Book n/a at Page n/a of the Official Records in the Office of the Recorder of Utah 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 Utah :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

THE FOLLOWING DESCRIBED TRACT OF LAND IN LEHI, UTAH COUNTY, STATE OF UTAH, TO-WIT: LOT NO. 5 PLAT A, CEDAR HOLLOW SUBDIVISION, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, UTAH COUNTY, UTAH. THIS BEING THE SAME PROPERTY CONVEYED TO STEPHEN DONALD THAYER AND AMY MICHELE THAYER, BY DEED FROM BIK A. LEE AND SHELENE M. LEE, DATED 12/04/2015 AND RECORDED ON 12/04/2015 IN INSTRUMENT NO. 109092:2015, IN THE UTAH COUNTY RECORDERS OFFICE. PARCEL NO. 36:179:0005

which currently has the address of
1614 N 1400 E

[Street]

LEHI, Utah 84043-9761 ("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.

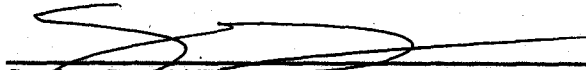
BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant, convey and warrant the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower

further warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

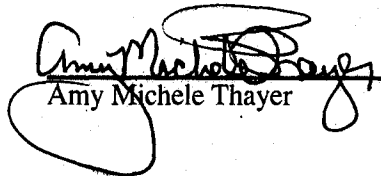
MASTER FORM DEED OF TRUST

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.



Stephen Donald Thayer - Borrower



Amy Michele Thayer - Borrower

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

Loan Originator's Name: KAISY SIREL
NMLSR ID: 1585860

UTAH-SHORT FORM OPEN-END SECURITY INSTRUMENT
UT107006, HCWF#983v4 (2/10/2018) UT-107006-0118

(page 4 of 5 pages)
Documents Processed 03-11-2020 19:07:07

ACKNOWLEDGMENT:

For An Individual Acting In His/Her Own Right:

State of Utah

County of Utah

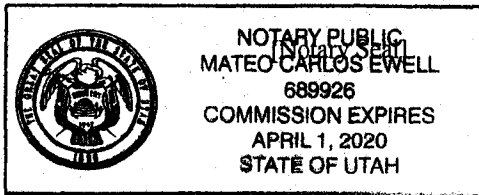
Utah, I, a Notary Public of the County of Utah, State of Utah, do hereby certify that

Stephen Donald Thayer

Amy Michele Thayer

personally appeared before me this 13th day of March, 2020, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



Mateo Carlos Ewell
Print Name: Mateo Carlos Ewell
Notary Public

My Commission expires: April 1, 2020