

Return to:
PETERSON Mortgage Corp
220 SO 200E Suite 100
SIC UT 84111

4473192
11 JUNE 87 11:30 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
CITICORP
REC BY: PENNI KOROLOGOS, DEPUTY

915-3973

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DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on 11th of June 1986. The grantor is Bonita K. Lantz and Elaine D. Larsen ("Borrower"). The trustee is ASSOCIATED TITLE COMPANY ("Trustee"). The beneficiary is PETERSON MORTGAGE CORP, which is organized and existing under the laws of State of Utah, and whose address is 220 South 200 East Suite # 100 Salt Lake City, Utah 84111 ("Lender"). Borrower owes Lender the principal sum of One Hundred Thirty-Three Thousand Two Hundred Fifty Dollars and No/100* Dollars (U.S. \$133,250.00*). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on 1st of July, 2016. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Salt Lake County, Utah:

ALL OF LOTS 75 and 76, BLOCK 3, FEDERAL HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

X-170-51-52040
-75-01A

which has the address of 1363 BUTLER AVENUE SALT LAKE CITY, UTAH 84102
[Street] [City]
Utah ("Property Address");
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all 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."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

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