

09478  
WHEN RECORDED MAIL TO:  
James P. Carroll and Sharon B. Carroll  
1215 W 10875 S  
South Jordan, UT 84095

Ent 484524 Page 1 of 2  
Date: 15-MAY-2015 3:50:39PM  
Fees: \$12.00 Charge Filed By: TWB  
SHELLEY BRENNAN, Recorder  
DUCHESNE COUNTY CORPORATION  
For: EXPRESS TITLE INSURANCE AGENCY INC

## TRUST DEED

THIS TRUST DEED is made on May 13, 2015, Justin N. Ward and Dana Bowen, as TRUSTOR(S), whose address is 959 N 310 E, Tooele, UT 84074; Express Title Insurance Agency, Inc., as Trustee\*; and James P. Carroll and Sharon B. Carroll, husband and wife, as joint tenants, as BENEFICIARY(IES).

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Duchesne County(ies), Utah:

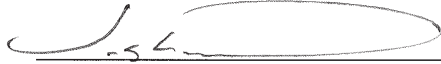
**SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.**

Together with all buildings, fixtures and improvements thereon and all water rights, right 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 here with, in the principal sum of **\$51,000.00**, 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 advances 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.

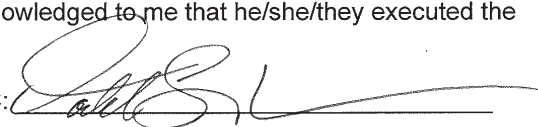
  
\_\_\_\_\_  
Justin N. Ward

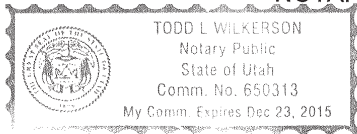
  
\_\_\_\_\_  
Dana Bowen

STATE OF UTAH )  
 ) ss.  
COUNTY OF DUCHESNE )

On the 15 day of May, 2015, personally appeared before me Justin N. Ward and Dana Bowen, the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

NOTARY PUBLIC:

  
\_\_\_\_\_



## EXHIBIT "A"

FILE NO: **09478**

Lot 6, Plat 2, Tabby Heights Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office.

APN: 00-0032-2970

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