

Ent: 489453 B: 1627 P: 0987

Chad Montgomery Box Elder County Utah Recorder

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For MOUNTAIN PRIME LLC

Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED MAIL TO:

KENT HEITZ

1605 LAKEVIEW WAY

OGDEN, UT 84403

TRUST DEED

THIS TRUST DEED is made JULY 23, ,2025, between

CROSS COUNTRY EQUITY LLC as TRUSTOR, whose address is 3138 NORTH 1250 WEST
PLEASANT VIEW UT 84414

BACKMAN TITLE SERVICES, LTD, as Trustee, and

KENT HEITZ, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in the County of BOX ELDER, State of UTAH.

Lot 4, Amended Lots 3 and 4 of a Portion of POINTE PERRY SUBDIVISION, PHASE 1, a Special PUD Subdivision. (Tax Parcel ID: 03-236-0022)

Lot 16, POINT PERRY SUBDIVISION, PHASE 3, a Special PUD Subdivision. (Tax Parcel ID: 03-236-0035) NOW PART OF
03-155-0065

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditament, privileges, and appurtenances thereunto 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 **\$100,000.00**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.


BY KELLY HEITZ, MANAGER

STATE OF UTAH)

COUNTY OF DAVIS)

On July 23, 2025 personally appeared before me KELLY HEITZ, who is the manager of Cross Country Equity, LLC the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they execute the same on behalf of said limited liability company.




Sandi Collings
Notary Public