

WHEN RECORDED RETURN TO:

Name: DRP MANAGEMENT, INC.
Address: 2885 South Main Street
Salt Lake City, UT 84115

File No.: 44937 - STZ

TRUST DEED

THIS TRUST DEED is made this 21st day of September, 2020 between MOUNTAIN VISTA DEVELOPMENT, INC., a Utah corporation, as Trustor, whose address is 668 East 12225 South, Ste. 104, Draper, UT 84020, Sutherland Title Company, as Trustee, and DRP MANAGEMENT, INC. PROFIT SHARING PLAN, as to an undivided 50% interest and A.W. HARDY FAMILY INVESTMENTS LTD, as to an undivided 50% interest, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Tooele County, State of Utah, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 1861 - 1875 North 350 East, Tooele, UT 84074

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

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of \$818,802.00, 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 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.

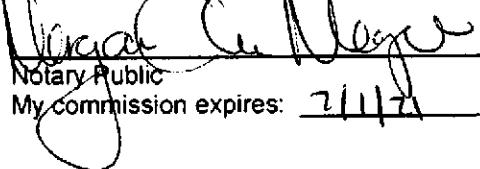
WITNESS, the hand of said grantor this 21st day of September, 2020.

MOUNTAIN VISTA DEVELOPMENT, INC.


DEREK K. ELLIS
V.P. Secretary/Treasurer

State of Utah
County of Salt Lake

On this 21st day of September, 2020, personally appeared before me, the undersigned Notary Public, personally appeared DEREK K. ELLIS the V.P. Secretary/Treasurer of MOUNTAIN VISTA DEVELOPMENT, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary Public
My commission expires: 2/1/21

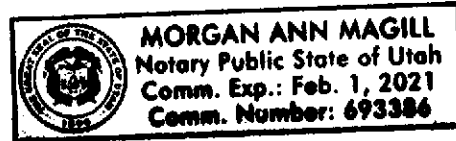


EXHIBIT "A"
LEGAL DESCRIPTION

Units 117, 118, 119 and 120, contained within CANYON VILLAGE - RUST PHASE 1 CONDOMINIUMS, as the same is identified on the official plat of said Condominium Project recorded in the Office of the County Recorder, Tooele County, State of Utah, on June 19, 2019, as Entry No. 488425, and further defined and described in the Declaration thereof recorded June 19, 2019, as Entry No. 488426, of official records (as said Map and Declaration may heretofore be amended and/or supplemented). TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

Unit 117 Tax Parcel No.: 20-071-0-0117
Unit 119 Tax Parcel No.: 20-071-0-0119

Unit 118 Tax Parcel No.: 20-071-0-0118
Unit 120 Tax Parcel No.: 20-071-0-0120