

5273968

WHEN RECORDED, MAIL TO:

Commercial Credit
252 East 6400 S.
Murray Utah 8407

800

5273968
15 JUNE 92 04:18 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY: DIANE KILPACK, DEPUTY

Space Above for Recorder's Use

Trust Deed

THIS TRUST DEED is made this 1st day of June, 19 92, between MARVIN A. HAGEN, JR. AND VALENE HAGEN, HIS WIFE, AS JOINT TENANTS, as Trustor, whose address is

(Street and Number) (City) (State)

MERRILL TITLE COMPANY, as Trustee,* and COMMERCIAL CREDIT PLAN INCORPORATED, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in Salt Lake County, Utah:

See attached "EXHIBIT A".

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 \$ 20,391.37 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.

Marvin A. Hagen Jr.
MARVIN A. HAGEN, JR.
Valene Hagen
VALENE HAGEN

STATE OF UTAH
COUNTY OF Salt Lake ss.

On the 1st day of June, 19 92, personally appeared before me MARVIN A. HAGEN, JR. AND VALENE HAGEN, HIS WIFE, AS JOINT TENANTS, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Notary Public
JEFFREY H. MERRILL
5124 So. Jordan Canal Rd
Salt Lake City, Utah 84116
My Commission Expires
May 8, 1994
State of Utah

Jeffrey H. Merrill
Notary Public
Residing at: Salt Lake City, Utah

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

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"EXHIBIT A"

Unit 155, in Building 10, contained within the AIX LA CHAPELLE, a Utah condominium project as identified in the Record of Survey Map recorded July 6, 1979 as Entry No. 3304961, in Book 79-7, at Page 243 of Plats, (as said Record of Survey Map may have been amended and/or supplemented) and as further defined and described in the Declaration of Condominium of the AIX LA CHAPELLE, recorded July 6, 1979 as Entry No. 3304960, in Book 4896, at Page 437 (as said Declaration may have been amended and/or supplemented) in the Office of the Recorder of Salt Lake County, Utah.

Together with the appurtenant undivided interest in and to the common areas and facilities more particularly described in said Declaration and any amendments and/or supplements thereto.

Parcel Identification Number 22-10-129-108.