

When Recorded Mail To:
Sherman G. Freeze
Sandra L. Freeze
1360 East Granda Cir
Sandy, UT 84093
MNT File No.: 97891
TAX ID NO.: 00-0001-9625

COURTESY RECORDING
This Document is being recorded solely as a
courtesy and an accommodation to the parties
named herein. METRO NATIONAL TITLE hereby
expressly disclaims any responsibility or liability for
the accuracy of the content thereof.

TRUST DEED

THIS TRUST DEED is made this date, 29th day of December, 2023, between Todd Allen Thronson, as Trustor whose address is 8804 E. Soldier Creek Way, Heber City, Utah, and METRO NATIONAL TITLE as Trustee and Sherman G. Freeze and Sandra L. Freeze, as Beneficiary whose address is 1360 East Granada Cir, Sandy, UT 84093.

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

Lot 40, Soldier Creek Estates Plat "A", according to the Official Plat thereof, as recorded in the Office of the Wasatch County Recorder.

Together with all buildings, fixtures and improvements thereof 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 One Hundred Seventy Five Thousand and no one hundredths (\$175,000.00), payable to the order of Beneficiary at the times, in the manner 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 herein before set forth.

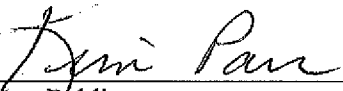
The officer, manager, member or partner who signs this trust deed hereby certifies that this trust deed and the transfer represented thereby was duly authorized under a resolution, operating or partnership agreement duly adopted by the board of directors, member or partners of the Trustor at a lawful meeting duly held and attended by a quorum.


Todd Allen Thronson

State of Utah

County of Summit

On this date, December 1, 2023, personally appeared before me Todd Allen Thronson, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

