

WHEN RECORDED MAIL TO:
Richard D. Reinhold and Sandra E. Reinhold
PO Box 2650
St. George, UT 84771

File No.: 181271-CAB

TRUST DEED

THIS TRUST DEED, dated August 29, 2024, between **Ritchie Enterprises, LLC, a Utah limited liability company**, as Trustor(s), whose address is 1909 N Cherry Lane, Heber City, UT 84032 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and Richard D. Reinhold and Sandra E. Reinhold of PO Box 2650, St. George, UT 84771, as BENEFICIARY;

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

All of Lot 54, THE COVE AT VALLEY HILLS, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah on May 14, 2001 as Entry No. 233238 in Book 503 at Page 155.

TAX ID NO.: 00-0020-0766 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$231,568.58 (Two Hundred Thirty-One Thousand Five Hundred Sixty-Eight and 58/100)**, made by Trustor, 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.

Ritchie Enterprises, LLC, a Utah limited liability company

BY: *Paul W. Ritchie*
Paul W. Ritchie
Manager

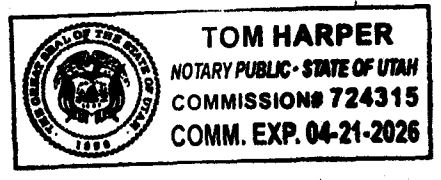
BY: *James W. Ritchie*
James W. Ritchie
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of August, 2024, before me, personally appeared Paul W. Ritchie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ritchie Enterprises, LLC, a Utah limited liability company.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 30th day of August, 2024, before me, personally appeared James W. Ritchie, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Ritchie Enterprises, LLC, a Utah limited liability company.

[Signature]
Notary Public

