

Loan Number: 2307071355
Title Order Number: 068205
Property Tax I.D. # 35-544-0019

WHEN RECORDED, RETURN TO:
America First Federal Credit Union
P.O.Box 9639
Ogden, UT 84409-9983

TRUST DEED

THIS TRUST DEED, dated 08/24/2023, between JESS NELSON AND DAMARIS TEJEIRO NELSON, as TRUSTOR, whose ADDRESS is 6278 W Skyline Drive North Highland, UT 84003.

America First Federal Credit Union, as TRUSTEE, and America First Federal Credit Union, as BENEFICIARY whose ADDRESS is P.O.Box 9639 Ogden, UT 84409-9983.

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

Tax ID No.: 35-544-0019

Property Address: 12673 Ponce De Leon Dr, Highland, UT 84003

Together with all the estate, right, title and interest, including insurance, which Trustor now has or may hereafter acquire, either in law or in equity in and to said premises; to have and to hold the same together with the buildings and improvements thereon and all alterations, additions, or improvements now or hereafter made hereto, including all equipment, appliances and fixtures now or hereafter installed or placed in said buildings or on said real property for the generation or distribution of air, water, heat, electricity, light, fuel or refrigeration or for ventilating or air conditioning purposes, or for sanitary or drainage purposes, and including stoves, ranges, cabinets, awnings, window shades, Venetian blinds, drapery rods and brackets, screens, floor coverings (including all rugs and carpets attached to floors) and all other similar items and things; all of the items and things so specified and all other similar items or things, whether now or hereafter placed on the property, being hereby declared to be, and in all circumstances, shall be construed to be, for and in connection with the purposes and powers of the Trust Deed, things affixed to and a part of the realty described herein; the specific enumerations herein not excluding the general, and together with all singular lands, tenements, hereditaments, reversion(s), remainder(s), privileges, water rights and appurtenances of every kind and nature thereunto belonging or in any way appertaining to, or which may be hereafter acquired and used or enjoyed with, said property, and 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 \$ 215,000.00, made by Trustor, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and any extensions and/or renewals or modifications thereof; (2) the performance of each agreement of Trustor herein contained; (3) the payment of such additional loans or advances as hereafter may be made to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Trust Deed; and (4) the payment of all sums expended or advanced by Beneficiary under or pursuant to the terms hereof, together with interest thereon as herein provided.

TO PROTECT THE SECURITY OF THIS TRUST DEED, TRUSTOR AGREES:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting said property; not to commit or permit waste thereon; not to commit, suffer or permit any act upon said property in violation of law; and to do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide and maintain insurance, of such type or types an amount as Beneficiary may require, on the improvements now existing or hereafter erected or placed on said property. Such insurance shall be carried in companies approved by Beneficiary with loss payable clauses acceptable to Beneficiary. In the event of loss, Trustor shall give immediate notice to Beneficiary, who may make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for loss directly to Beneficiary instead of to Trustor and Beneficiary jointly, and the insurance proceeds, or any part thereof may be applied by Beneficiary, at its option, to the reduction of the indebtedness hereby secured, all right, title and interest of the Trustor in and to any insurance policy then in force shall pass to the purchaser or grantee.
3. To deliver to, pay for and maintain with Beneficiary until the indebtedness and other obligations secured hereby are paid and performed in full, such evidence of title as Beneficiary may require, including abstracts of title or policies of title insurance and any extensions or renewals thereof or supplements thereto.
4. To appear in and defend any action or proceeding purporting to affect the security hereof, the title to said property, or the rights or powers of Beneficiary or Trustee, and should Beneficiary or Trustee elect to also appear in or defend any such action or proceeding, to pay all court costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum incurred by Beneficiary or Trustee.
5. To pay, at least ten (10) days before delinquency, all taxes and assessments affecting said property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with said property, if any; to pay, when due, all encumbrances, charges, and liens with interest on said property or any part thereof, which at any time appear to be prior or superior hereto and have not been previously consented to in writing by Beneficiary; and to pay all costs, fees and expenses of this Trust.
6. To pay immediately and without demand all sums expended hereunder by Beneficiary or Trustee with interest from date of expenditure at the rate specified in the Agreement until paid, and the repayment thereof shall be secured hereby.

IT IS MUTUALLY AGREED THAT:

7. Upon Beneficiary's request, Trustor shall pay to Beneficiary on the day monthly installments are payable under the Agreement, as sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments which may contain priority over this Trust Deed, plus one-twelfth of yearly premium installments for hazard insurance, all as reasonably estimated initially and from time to time by Beneficiary on the basis of assessments, bills and reasonable estimates thereof.

The funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Beneficiary). Beneficiary shall apply the Funds to pay taxes, assessments, and insurance premiums. Beneficiary may not charge for so holding and applying the funds, analyzing said account or verifying and compiling said assessments and bills, unless Beneficiary pays Trustor interest on the funds and applicable law permits Beneficiary to make such a charge. Unless applicable law requires interest to be paid, beneficiary shall not be required to pay Trustor any interest or earnings on the Funds. The Funds are pledged as additional security for the sums secured by this Trust Deed.

If the amount of the Funds held by Beneficiary, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, and insurance premiums, shall exceed the amount required to pay said taxes, assessments, and insurance premiums as they fall due, such excess shall be, at Beneficiary's options,



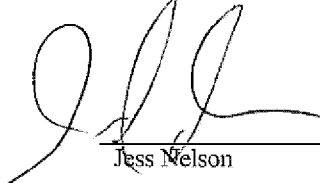
- either promptly repaid to Trustor or credited to Trustor on monthly installments of Funds. If the amount of the Funds held by Beneficiary shall not be sufficient to pay taxes, assessments, and insurance premiums as they fall due, Trustor shall pay to Beneficiary any amount necessary to make up the deficiency within thirty (30) days from the date of the notice is mailed by Beneficiary to Trustor requesting payment thereof.
8. Should Trustor fail to make any payment or do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation thereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; commence, appear in and defend any action or proceeding purporting to affect the security hereof, or the rights or powers of Beneficiary or Trustee: pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto and not previously consented to in writing by Beneficiary; and in exercising any such power, incur any liability, expend whatever amounts in their absolute discretion they may deem necessary therefore, including cost of evidence of title, employment of counsel, and payment of reasonable counsel fees.
 9. Should said property or any part thereof be taken or damaged by reason of any public improvement or condemnation proceeding, or damaged by fire, or earthquake, or in any other manner, Beneficiary shall be entitled to all compensation, awards and other payments or relief therefore, and shall be entitled, at its option, to commence, appear in and prosecute in its own name, any action or proceedings, or to make any compromise or settlement, in connection with such taking or damage. All such compensation, awards, damages, rights or action and proceeds, including the proceeds of any policies of fire and other insurance affecting said property; are hereby assigned to Beneficiary, who may, after deducting therefrom all its expenses, including attorney's fees, apply the same on any indebtedness and payments secured hereby. Trustor agrees to execute such further assignments of any compensation, award, damages, and rights of action and proceeds as Beneficiary or Trustee may require.
 10. At any time, and from time to time upon written request of Beneficiary, payment of its fees and presentation of this Trust Deed and the Agreement for cancellation and retention, without affecting the liability of any person for the payment of the indebtedness secured hereby, Trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this Trust Deed or the lien or charge hereof; (d) grant any extension or modifications of the terms of Agreement; (e) reconvey without warranty all or any part of said property; (f) take other additional security for the payment of obligations secured hereby. The grantee in any reconveyance may be described as "the person or persons entitled thereto," and the recitals therein of any matters of fact shall be conclusive proof of the truthfulness thereof. Trustor agrees to pay reasonable Trustee's fees for any of the services mentioned in this paragraph.
 11. The collection of the proceeds of fire and other insurance policies, or compensation or awards for any taking or damage of said property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to notice.
 12. Failure on the part of beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such right and the waiver by Beneficiary of any default or acceptance of payment of any sum secured hereby after its due date shall not constitute a waiver of any other subsequent default.
 13. Time is of the essence hereof. Upon default by Trustor in the payment of any indebtedness secured hereby or in the performance of any agreement hereunder or pursuant to the Agreement or in the event a receiver or a Trustee is appointed for Trustor or Trustor's property, or Trustor makes an assignment for benefit or creditors, or Trustor becomes insolvent, or a petition is filed by or against Trustor in bankruptcy or pursuant to any law for the relief of debtors, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of such default, Beneficiary may execute or cause Trustee to execute a written notice of default and of election to cause said property to be sold to satisfy all obligations secured hereby, and Trustee shall file such notice for record in each county wherein said property or some part or parcel thereof is situated. Beneficiary also shall deposit with Trustee the Agreement and all documents evidencing expenditures secured hereby.
 14. After the lapse of time as may then be required by law following the recordation of said notice of default, and notice of default and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property on the date and at the time and place designated in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which such property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause he deems expedient, postpone the sale from time to time until it shall be completed and, in every such case, notice of postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale; provided, if the sale is postponed for longer than one day designated in the notice of sale, notice thereof shall be given in the same manner as the original notice of sale. Trustee shall execute and deliver to the purchaser its Deed conveying said property so sold, but without any



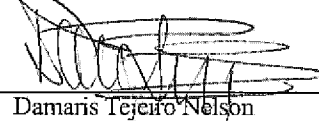
covenant or warranty, express or implied. The recitals in the Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payments of (1) the costs and expenses exercising the power of sale and of the sale, including the payment of the Trustee's attorney's fees; (2) cost of any evidence of title procured in connection with such sale; (3) all sums expended under the terms hereof, not then repaid, with accrued interest rate provided in the Agreement from date of expenditure; (4) all other sums then secured hereby; and (5) the remainder, if any, to the person or persons legally entitled thereto, or the Trustee, in its discretion, may deposit the balance of such proceeds with the County clerk of the county in which the sale took place.

15. Trustor agrees to surrender possession of the hereinabove described Trust property to the Purchaser at the aforesaid sale, immediately after such sale, in the event possession has not previously been surrendered by Trustor.
16. Upon the occurrence of any default hereunder the provisions of the Agreement, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose the trust Deed in the manner provided by law for the foreclosure of mortgages or real property and beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.
17. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which said property or some part thereof is situated, a substitution of trustee. From the time, the substitution is filed for record, the new trustee shall succeed to all the powers, duties, authority and title of the trustee named herein or of any successor trustee. Each such substitution is filed for record; the new trustee shall succeed to all the powers, duties, authority and title of the trustee name herein or of any successor trustee. Each substitution shall be executed and acknowledged, and notice thereof shall be given a proof thereof made, in the manner provided by law.
18. This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and permitted assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledge, of the Agreement. In this Trust Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
19. Trustee accepts this Trust when this Trust Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Trust Deed or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party, unless brought by Trustee.
20. This Trust Deed shall be construed according to the laws of the applicable state.
21. Notwithstanding any provision herein or in the Agreement, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the applicable laws of the applicable state.
22. If any provision hereof held unenforceable or void, then such provision shall be deemed separable from the remaining provisions and shall in no way affect the validity of this Trust Deed.
23. 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.
24. If all or any part of the property or any interest in it is sold or transferred (or if a beneficial interest in Trustor is sold or transferred and Trustor is not a natural person), the Beneficiary shall require immediate payment in full of all amounts owed under the Agreement and this Trust Deed.

SEE "DUE-ON-TRANSFER RIDER" ATTACHED HERETO AND MADE A PART HEREOF:

 8/24/2023
 Jess Nelson Date

TRUSTOR:

 8/24/2023
 Damaris Tejedo Nelson Date



Date _____ Date _____

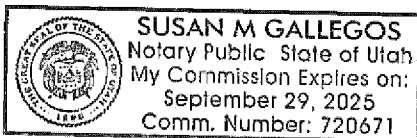
**INDIVIDUAL ACKNOWLEDGEMENT
STATE OF UT**

:SS.

COUNTY OF Utah County

On the 24th day of August A.D., 2023, personally appeared before me **Jess Nelson , Damaris Tejeiro Nelson,**

Who duly acknowledged that ✓ he / she ✓ executed the above Trust Deed.



[Signature]
Notary Public
Residing in: SLC UT
Commission Expires: 9.29.25

CORPORATION ACKNOWLEDGEMENT

STATE OF UT)
COUNTY OF Utah County)
:SS.

On the _____ day of _____ A.D., _____, personally appeared before me

Who being by me duly sworn, did say that he / she is the _____
of _____ and that the above instrument was signed in
behalf of said Corporation by authority of a resolution of its Board of directors and said _____

Acknowledged to me that said Corporation executed the same.

Notary Public
Residing in: _____
Commission Expires: _____

Loan Originator (Organization): **AMERICA FIRST FEDERAL CREDIT UNION: NMLS: #412819**
Loan Originator (Individual): **William J Casey NMLS: #69010**



EXHIBIT "A"

Lot 19, Plat "H", BEACON HILL THE HIGHLANDS SUBDIVISION, Highland, Utah, according to the official plat on file in the office of the Utah County Recorder.

Situated in Utah County

APN: 35-544-0019

Loan Number: 2307071355

DUE-ON-TRANSFER RIDER

Notice: This rider adds a provision to the Security Instrument allowing the Lender to require repayment of the Note in full upon transfer of the property.

This Due-On-Transfer Rider is made on **08/24/2023**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to **AMERICA FIRST FEDERAL CREDIT UNION** (the "Lender") of the same date (the "Note") and covering the property described in the Security Instrument and located at:

12673 Ponce De Leon Dr Highland, UT 84003

AMENDED COVENANT. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or an interest therein is sold or transferred by Borrower (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person or persons but is a corporation, partnership, trust, or other legal entity) without Lender's prior written consent, excluding (a) the creation of a lien or encumbrance subordinate to this Security Instrument which does not relate to a transfer of rights of occupancy in the property, (b) the creation of a purchase money security interest for household appliances, (c) a transfer by devise, descent or by operation of law upon death of a joint tenant or (d) the grant of any leasehold interest of three years or less not containing an option to purchase, Lender may, at Lender's option, declare all the sums secured by this Security Instrument to be immediately due and payable.

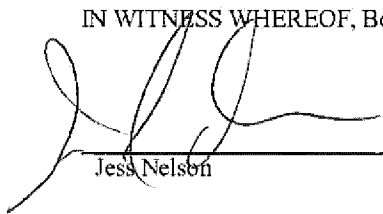
If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by the Trust Deed for collection, possession and foreclosure.

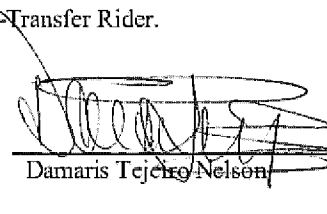
Lender may consent to a sale or transfer if: (1) Borrower causes to be submitted to Lender information required by Lender to evaluate the transferee as if a new loan were being made to the transferee; (2) Lender reasonably determines that Lender's security will not be impaired and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable; (3) interest will be payable on the sums secured by this Security Instrument at a rate acceptable to Lender; (4) changes in the terms of the Note and this Security Instrument required by Lender are made, for example, periodic adjustment in the interest rate, a different final payment date for the loan, and addition of unpaid interest to principal; and (5) the transferee signs an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument, as modified if required by Lender. To the extent permitted by applicable law, Lender also may charge a reasonable fee as a condition to Lender's consent to any sale or transfer.

Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.



IN WITNESS WHEREOF, Borrower has executed this Due-On-Transfer Rider.


8/24/2023
 Jess Nelson Date


8/24/2023
 Damaris Tejeiro Nelson Date

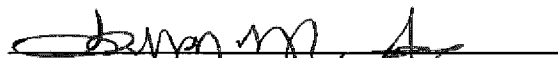
_____ Date
 _____ Date

State of UT
 County of Utah County

On the 24th day of August, in the year of 2023, before me, personally appeared

Jess Nelson and Damaris Tejeiro Nelson the signer(s) of the above

instrument, who duly acknowledge to me that he / she executed the same.


 Notary Public
 Commission Expires: 9.29.25
 Residing in: SLC, UT

