

Trust Deed

T-31542
TAX ID NO. 21-091-0-0530

THIS TRUST DEED is made this 30 day of MARCH, 2022

between SPENCER PECK, PERSONALLY AND ON BEHALF OF PERFECT PLUMBER, LLC, as Trustor,

whose address is 302 W 730 S TOOEELE, UTAH 84074

TOOELE TITLE COMPANY, as Trustee, and

COATS CAPITAL, LLC, as Beneficiary.

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

LOT 530, PROVIDENCE AT OVERLAKE SUBDIVISION PHASE 5, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE TOOEELE COUNTY RECORDER, STATE OF UTAH.

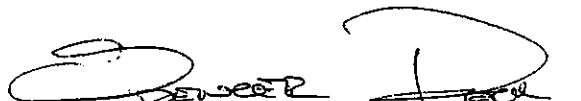
Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of (\$419,263.00)

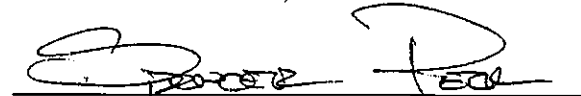
FOUR HUNDRED NINETEEN THOUSAND TWO HUNDRED SIXTY-THREE & NO/100 payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

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, 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.

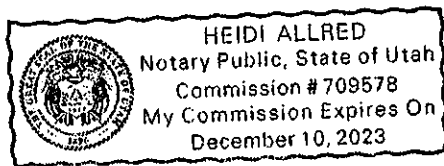

SPENCER PECK, PERSONALLY

A PERFECT PLUMBER, LLC

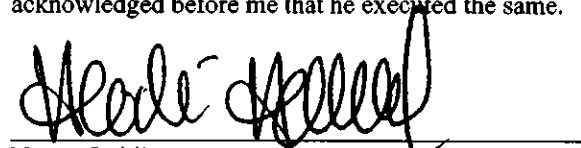

BY: SPENCER PECK
ITS: AUTHORIZED AGENT

STATE OF UTAH }
 :SS.
COUNTY OF TOOELE }

On the 30 day of MAY, 2022
Personally appeared before me,
SPENCER PECK, PERSONALLY AND ON
BEHALF OF PERFECT PLUMBER, LLC
BY: SPENCER PECK
ITS: AUTHORIZED AGENT
the signer of the foregoing instrument, who duly
acknowledged before me that he executed the same.



My Commission Expires:



Notary Public
Residing at: