

WHEN RECORDED MAIL TO:
OLMSTED CAPITAL, LLC
48 COCONUT LANE
TEQUESTA, FL 33469

ENT 59066:2011 PG 1 of 2
Jeffery Smith
Utah County Recorder
2011 Aug 22 02:48 PM FEE 13.00 BY CS
RECORDED FOR First American - American For
ELECTRONICALLY RECORDED

TRUST DEED

THIS TRUST DEED is made this 22nd of August, 2011, between
MONTOYA GROUP, LLC as Trustor, whose address is 621 W. 1150 S. Provo, UT 84601

UNION TITLE INSURANCE AGENCY, LLC. as Trustee, and

OLMSTED CAPITAL, LLC, as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in UTAH County, UT.

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 promissary note of even date herewith, in the principal sum of **\$84,005.87**, payable to the order of the Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by the 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 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.

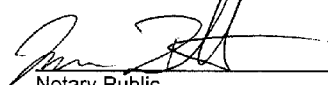
The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.



MONTOYA GROUP, LLC
BY ANDY MONSON, MANAGER

STATE OF UTAH
COUNTY OF UTAH

On the 22nd day of August, 2011, personally appeared before me ANDY MONSON, MANAGER OF THE MONTOYA GROUP, LLC, who duly acknowledges that he has the authority and ability to sign for Montoya Group, LLC, the signer(s) of the foregoing instrument, who duly acknowledged to me that they execute the same.



Notary Public

My Commission Expires: 2/9/15
Residing at: Riverton, UT



EXHIBIT "A "

Escrow No. **051-5390933 (CJT)**

A.P.N.: **07-101-0031**

COMMENCING WEST 138 FEET AND SOUTH 99 FEET AND WEST 60 FEET FROM THE NORTHEAST CORNER OF BLOCK 101, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS; THENCE WEST 60 FEET; THENCE SOUTH 99 FEET; THENCE EAST 60 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING.

LOT 5, BEGINNING AT A POINT 138 FEET EAST OF THE NORTHWEST CORNER OF BLOCK 101, PLAT "A", SPANISH FORK CITY SURVEY OF BUILDING LOTS; THENCE EAST 60 FEET TO THE NORTHEAST CORNER OF LOT 3, OF SAID BLOCK 101; THENCE SOUTH 99 FEET; THENCE WEST 60 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING.