

5939777

WHEN RECORDED, MAIL TO:

F. Kevin Bond, Smith & Hanna, P.C.

311 South State, Suite 450

Salt Lake City, Utah 84111

5939777 10.00
10/07/94 4:14 PM 10.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
F. KEVIN BOND
REC BY: S WEST DEPUTY - WI

Space Above This Line for Recorder's Use

Trust Deed

THIS TRUST DEED is made this _____ day of October, 19 94 ,
between Souvall Investmets, a Utah Partnership, as Trustor,
whose address is 3701 So. 700 W., S.L.C., UT 84119 (State)
(Street and Number) (City)
W. Brent Bullock, as Trustee,* and
Ellsworth Peck Construction, Company, as Beneficiary.

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

BEGGINING AT A POINT 291.45 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 4, BLOCK 13, TEN ACRE PLAT "A", BIG FIELD SURVEY, RUNNING THENCE EAST 759 FEET, MORE OR LESS; THENCE SOUTH 80 FEET; THENCE WEST 759 FEET, MORE OR LESS; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING.

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 \$21,000.00, 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.

William P. Souvall
Partner - Souvall Investments

STATE OF UTAH }
COUNTY OF } ss.

On the *7th* day of October, 1994, personally appeared before me William P. Souvall, Partner, the signer... of the foregoing instrument, who duly acknowledged to me thathe.... executed the same.

My Commission _____ Residing at:



George J. Ortega
Notary Public

*NOTE: Trustee must be a member of the Utah State Bar; a bank, building and loan association or savings and loan association authorized to do such business in Utah; a corporation authorized to do a trust business in Utah; or a title insurance or abstract company authorized to do such business in Utah.

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