

Entry #: 601723

04/16/2024 02:17 PM TRUST DEED

Page: 1 of 2

FEE: \$40.00 BY: WASATCH TITLE INSURANCE AGENCY, LLC

Jerry Houghton, Tooele County, Recorder

WHEN RECORDED MAIL TO:

Chris Burton
391 North 1340 East
Provo, UT 84606

16971F

TRUST DEED

THIS TRUST DEED is made this 15th of April, 2024, between **KP Buys Utah, LLC** as Trustor(s), whose address is 386 East Woodthrush Cove, SALEM, UT 84653

WASATCH TITLE INSURANCE AGENCY, LLC. as Trustee, and

Chris Burton, as beneficiary(ies).

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

Lot 5, Block 2, GLENWOOD ADDITION, according to the official plat thereof, on file and of record in the office of the Recorder of Tooele County, State of Utah.

Parcel No.: 08-051-0-0020

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 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 \$300,000.00, 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.



KP Buys Utah, LLC
Kalin Johnson, Managing Member

STATE OF UT
COUNTY OF SALT LAKE

On the 16th day of April, 2024, personally appeared before me Kalin Johnson, Managing Member of KP Buys Utah, LLC, the signer(s) of the foregoing instrument, who duly acknowledged to me that they execute the same.



Notary Public

