

James Dunn  
1108 W. South Jordan Parkway Ste D  
South Jordan UT 84095  
801-254-9209

**TRUST DEED**

THIS TRUST DEED is made this \_\_\_\_ day of September 2023 by Jovan Marie Bonkosky, 7873 N Santa Clara Drive, Eagle Mountain UT 84005, Trustor, James Dunn 1108 W South Jordan Parkway Ste D, South Jordan UT 84095, Trustee, and Total Flood and Fire Restoration, LLC 712 Confluence Ave, Murray UT 84123, Beneficiary.

Trustor hereby conveys and warrants to Trustee in Trust, with power of sale, the following described property situated in Salt Lake County, Utah, as follows:

Lot 1102, Plat 11, Silverlake Sub Area  
Tax #: 66:491:0002

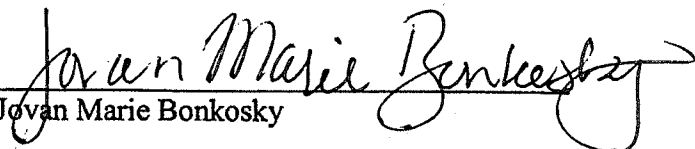
subject to all easements, rights of way, covenants, conditions, restrictions, or other matters showing in the public record.

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 Note dated September 18, 2023 in the amount of \$27,771.08, payable to the order of Beneficiary at the times, in the manner set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

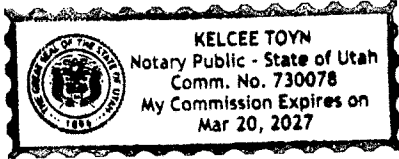
Trustor agrees to pay all prior encumbrances, taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses 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 and Beneficiary request that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.

  
Jovan Marie Bonkosky

STATE OF UTAH                    )  
  )ss:  
COUNTY OF SALT LAKE        )

On the 20 day of September 2023, personally appeared before me Jovan Marie Bonkosky, signer of the foregoing instrument, who duly acknowledged to me he/she executed the same.



*Kelcee Toyn*  
\_\_\_\_\_  
NOTARY PUBLIC