

COURTESY RECORDING

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WHEN RECORDED RETURN TO:

Name: D. Keith Myres
Address: 2402 North Timothy Circle
Pleasant Grove, Utah 84062

Serial Number 53:453:0001

TRUST DEED

THIS TRUST DEED is made this 6th day of July, 2012 between Thanksgiving Meadows Manor Homes, LC, as Trustor, whose address is 9962 S Redwood Road South Jordan, Utah 84095, Surety Title Agency, as Trustee, and D. Keith Myres, as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as: 3162 W Desert Lily Drive Lehi, Utah 84043

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 \$147,710.00 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.

***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.

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.

WITNESS, the hand of said grantor this 6th day of July, 2012.

Thanksgiving Meadows Manor Homes, LC

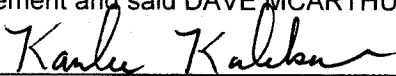


By: McArthur Homes Inc., Its: Manager

By: Dave McArthur Its: Co-President

State of Utah
County of Salt Lake

The foregoing instrument was acknowledged before me this 6TH day of July, 2012 by DAVE MCARTHUR the signer of the foregoing instrument, who being by me duly sworn did say that he is the CO-PRESIDENT of MCARTHUR HOMES INC. MANAGER OF MCARTHUR HOMES 07, LC and that DAVE MCARTHUR executed the within instrument by authority of its Operating Agreement and said DAVE MCARTHUR duly acknowledged to me that he executed the same.



Notary Public

My commission expires: October 22, 2011

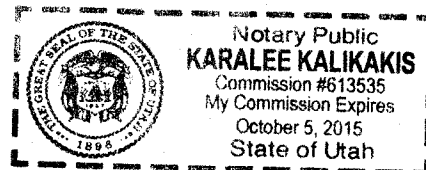


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 1, Building 113, contained within THANKSGIVING MEADOWS TOWNHOMES PHASE 5 , A Planned Unit Development (includes a vacation of a portion of Thanksgiving Meadows Condominiums Amended, Phase 5), as said Lots are identified in the Plat of said Development, recorded in the office of the Utah County Recorder, Utah, as Entry No. 57917:2010, and in the Declaration of Covenants, Conditions, and Restrictions, recorded in the office of the Utah County Recorder, Utah, on March 19, 2008, as Entry No. 32297:2008, and any and all amendments thereto.

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas to and from said Lot.