

WHEN RECORDED, MAIL TO:

MetroWest Credit Union  
1715 West 700 North  
Salt Lake City, UT 84116

Space Above This Line for Recorder's Use

SL-13331

TRUST DEED

6512647  
THIS TRUST DEED is made this 15TH day of NOVEMBER 19 96 between JAMES M CRANE and BRUCE L RICHARDS, ATTORNEY, as Trustor, whose address is 7964 S 860 E in SANDY UT 84094-0225.  
Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in SALT LAKE County, Utah:

LOT 401, PONDEROSA PARK NO.4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY IN BOOK "MM" OF PLATS AT PAGE 10.

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 \$ 75000.00, 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 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.

*James M Crane*  
JAMES M CRANE

*Martha J Crane*

STATE OF UTAH )  
COUNTY OF Salt Lake )  
ss

On the 15TH day of NOVEMBER A.D., 19 96 personally appeared before me JAMES M CRANE,  
the signers of the foregoing instrument, who do by acknowledged to me that they executed the same.  
APPROVED  
1715 WEST 700 NORTH  
SALT LAKE CITY, UT 84116  
My Commission Expires FEB 23, 1990  
State of Utah

*Debra P. Phless*  
Notary Public

My Commission Expires: 02.28.98

Residing in: Salt Lake City, Utah

\*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.

6512647  
11/22/96 4:17 PM 10-00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
INWEST TITLE SERVICES  
REC BY: B GRAY DEPUTY - WI

BK7541PG0643