

WHEN RECORDED MAIL TO:  
Real Good Real Estate LLC  
2134 North 80 West  
Pleasant Grove, Utah 84062

ENT 75423:2023 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2023 Nov 17 01:47 PM FEE 40.00 BY AR  
RECORDED FOR Greenbrier Title  
ELECTRONICALLY RECORDED

**TRUST DEED**

THIS TRUST DEED is made this 17<sup>th</sup> of November 2023, between

**Justina Sullivan as Trustor,**

**Greenbrier Title Insurance Agency, Inc. as Trustee, and**

**Real Good Real Estate LLC, a Utah Limited Liability Company, as Beneficiary.**

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

**See Attached Exhibit "A"**

**Parcel 1 Tax ID No. 40:163:0002**

**Parcel 2 Tax ID No. 35:211:0017**

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 **\$444,400.00**, 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.

Upon the occurrence of any default hereunder, Beneficiary shall have the option to declare all sums secured hereby immediately due and payable and foreclose this Trust Deed in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including a reasonable attorney's fee in such amount as shall be fixed by the court.

Beneficiary may appoint a successor Trustee at any time by filing for record in the office of the County Recorder of each county in which said property, or some part thereof, is situated a substitution of Trustee. From the time the substitution is filed for record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor Trustee. Each such substitution shall be executed and acknowledged and notice thereof shall be given and proof thereof made, in the manner provided by law.

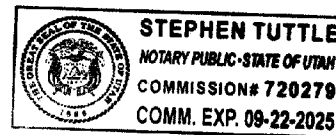
This Trust Deed shall apply to, inure to the benefit of, and bind all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. All obligations of Trustor hereunder are joint and several. The term "Beneficiary" shall mean the owner and holder, including any pledgee, of the note secured hereby. In this Trust Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.


  
\_\_\_\_\_  
Justina Sullivan

STATE OF Utah

COUNTY OF Utah

On the 17 day of November 2023, personally appeared before me Justina Sullivan, the signer(s) of the foregoing instrument, who duly acknowledged to me that she executed the same.



  
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
Property Description

PARCEL 1: Lot 2, Plat "E", GATEWAY SUBDIVISION, according to the official plat thereof on file and of record in the Office of the Recorder, Utah County, Utah.

TAX ID NO. PARCEL 1: 40-163-0002

PARCEL 2: A parcel of land located in the SE 1/4 of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and being more particularly described as follows: Beginning at a point on the Grantor's Easterly property line, said point lies 1,747.33 feet South 00°14'36" East along the Section line, and 1,172.98 feet West from the East Quarter Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°54'12" West 75.00 feet, thence North 00°05'48" West 80.00 feet, thence North 89°54'12" East 75.00 feet to a point on the Grantor's Easterly property line; thence South 00°05'48" East 80.00 feet along said Easterly property line to the point of beginning.

TAX ID NO. PARCEL 2: 35-211-0017