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Carri R. Jeffries, Iron County Recorder - Page 1 of 3

04/02/2021 04:07:59 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

WHEN RECORDED MAIL TO:

Richard Lewis
2980 Richard Street
Pocatello, ID 83201

TRUST DEED

THIS TRUST DEED, dated this 2nd day of April, 2021, between **JCOR Properties LLC, a Utah limited liability company**, as Trustor(s), whose address is 733 N. King Street, Suite 400-293, Layton, UT 84041 **Cottonwood Title Insurance Agency, Inc.** a Utah Corporation as Trustee, and **Richard Lewis** of 2980 Richard Street, Pocatello, ID 83201, as **BENEFICIARY**;

WITNESSETH: That Trustor **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, the following described property, situated in Iron County, State of Utah:

See Exhibit "A" attached hereto

TAX ID NO.: B-1113-0008-0016-01 (for reference purposes only)

TOGETHER with all buildings, fixtures, and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING (1) Payment of the indebtedness evidenced by a promissory note of even date herewith, in the principal sum of **\$40,000.00 (Forty Thousand And No/100)**, made by Trustor, 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.

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.

Signed this 2nd day of APRIL, 2021

JCOR Properties LLC, a Utah limited liability company

BY: Tyler Jensen
Tyler Jensen
Manager

STATE OF UTAH

COUNTY OF DAVIS

On the 2nd day of APRIL, 2021, personally appeared before me Tyler Jensen, who acknowledged himself to be the Manager of JCOR Properties LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION**

All of Lot 1, Block A, SMITH SUBDIVISION, according to the official plat thereof, recorded in the office of the County Recorder of Iron County, State of Utah.

Tax Id No.: B-1113-0008-0016-01