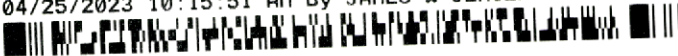


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B: 1641 P: 66 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 1 of 2
04/25/2023 10:15:51 AM By JAMES W JENSEN



WHEN RECORDED, MAIL TO:

James W. Jensen, Esq.
Jensen Law Office
P.O. Box 726
Cedar City, Utah 84721

Space Above This Line for Recorder's Use

TRUST DEED

THIS TRUST DEED is made this 19th day of April, 2023, between **North Mountain Valley Trail, LLC**, as Trustor, whose address is P.O. Box 716, Panguitch, Utah 84759, **James W. Jensen**, Attorney at Law, as Trustee, and **Connie C. Steineckert**, as Beneficiary.

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

All of Lot 119, GEMINI MEADOWS SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Iron County Recorders, State of Utah.

Tax Serial No. B-1870-0119-0000

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity.

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 \$120,000.00, 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.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to it at the address hereinbefore set forth.

NORTH MOUNTAIN VALLEY TRAIL, LLC

By *Gary Von Steineckert*
GARY VON STEINECKERT
Its Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 19 day of April, 2023, personally appeared before me **Gary Von Steineckert**, who being by me duly sworn, did say that he is the Manager of **North Mountain Valley Trail, LLC**, and that said instrument was signed in behalf of said **North Mountain Valley Trail, LLC**, by authority of its Operating Agreement and said **Gary Von Steineckert** acknowledged to me that said limited liability company executed the same.

Brenda Wheelwright
Notary Public



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B: 1641 P: 67 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 2 of 2
04/25/2023 10:15:51 AM By JAMES W JENSEN

