

When recorded Mail to:
DDJ Development, LLC
695 WEST 200 NORTH
Cedar City, UT 84720

TRUST DEED

This Trust Deed is made this 17 day of November, 2023, Jeremy Chase Skousen and Allyson ~~Nichole~~ Skousen, Joint Tenants, as Trustor(s), American First Escrow and Title Insurance Agency, as Trustee, and DDJ Development, LLC, as Beneficiary

Trustor hereby Conveys and Warrants to Trustee in Trust, with Power of Sale, the following described property in Iron County, State of Utah:

LOT 11, THE ESTATES AT SUNRISE RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE IRON COUNTY RECORDER'S OFFICE, STATE OF UTAH..

APN: D-0617-0011-0000


This Deed of Trust needs to be paid in full 6 Months from the date of the Note. Or terms shall be renegotiated.

Together with all building, 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 unused 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 **\$96,000.00** 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 Beneficiary to protect the Security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and 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 vent of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of the Services performed by Trustee hereunder, including reconveyance hereof.

The Beneficiary / Trustor hereby requests that a copy of any notice of default and of any notice of sale hereunder be mailed to them at the address hereinbefore set forth.



Jeremy Chase Skousen



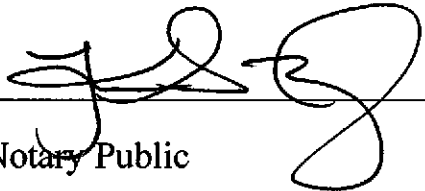
Allyson Nichole Skousen
Nicole

Trust Deed Continued

~~CA~~ *California*
STATE OF ~~UTAH~~)

COUNTY OF *Riverside*)

On this day personally appeared before me, Jeremy Chase Skousen and Allyson ^{Nicole} ~~Nichole~~ ~~KM~~ Skousen, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this *November 17, 2023*



Notary Public



Residing at: *Menifee CA 92584*

Commission Expires: *November 26, 2023*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On November 17, 2023, before me, Karla A. Hernandez, Notary Public
personally appeared Jeremy Chase Skousen AND Allyson Nicole Skousen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/~~they~~
in his/her/~~their~~ authorized capacity(ies) and that by his/her/~~their~~ signature(s) on the instrument
the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE

[Handwritten Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Trust Deed
APN: D-0617-0011-0000

Document Date: November 17, 2023 Number of Pages 02

Signer(s) Other than Named Above: _____