

Recording requested by:
Wells Fargo Bank, N. A.

When Recorded Mail to:
Fidelity National-LPS
P.O. BOX 19523
Irvine, CA 92623-9523

WFIHE
State of Utah

REFERENCE# 20021562200121

Space Above This Line For Recording Data

ACCOUNT# 0654-654-2976986-1998

SHORT FORM DEED OF TRUST

(With Future Advance Clause)

- 1. DATE AND PARTIES.** The date of this Short Form Deed of Trust ("Security Instrument") is 06/17/2002 and the parties are as follows:

TRUSTOR ("Grantor"): SCOTT L. ASTIN, AN UNMARRIED MAN

whose address is:

12027 S BLUE HERON DR DRAPER, UT, 84020

TRUSTEE: **WELLS FARGO BANK NORTHWEST, N.A.**

Attention: Consumer Loan Servicing

P.O. Box 31557

Billings, Montana 59107

BENEFICIARY ("Lender"): Wells Fargo Bank, N. A.
P. O. BOX 31557
BILLINGS, MT 59107

- 2. CONVEYANCE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (defined below) and Grantor's performance under this Security Instrument, Grantor irrevocably grants, conveys and sells to Trustee, in trust for the benefit of Lender, with power of sale, all of that certain real property located in the County of SALT LAKE, State of Utah, described as follows:
THE FOLLOWING TRACT OF LAND IN SALT LAKE COUNTY, STATE OF UTAH, TO-WIT LOT 406, VICTORS POND, PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 93-10 OF PLATS AT PAGE 273 IN SALT LAKE COUNTY, UTAH
APN#28-29-179-011-0000

with the address of 981 EAST CATTAIL DRIVE DRAPER, UT 84020
and parcel number of 28-29-179-011-0000

together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, ditches, and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above.

- 3. MAXIMUM OBLIGATION LIMIT.** The total principal amount secured by this Security Instrument at any one time shall not exceed \$45,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
- 4. SECURED DEBT AND FUTURE ADVANCES.** The term "Secured Debt" is defined as follows:
A. Debt incurred under the terms of the promissory note, revolving line of credit agreement, contract, guaranty or other evidence of debt dated 06/17/2002 together with all amendments, extensions, modifications or renewals. The maturity date of the Secured Debt is 06/17/2042.

8284128
07/05/2002 10:30 AM 12.00
Book - 8617 Pg - 825-826
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIDELITY NATIONAL - LPS
15661 REDHILL STE. 200
TUSTIN CA 92780
BY: ZJM, DEPUTY - MA 2 P.

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B. All future advances from Lender to Grantor under such evidence of debt. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future loans or advances which exceed the amount shown in Section 3. Any such commitment must be agreed to in a separate writing.

C. All sums advanced and expenses incurred by Lender for insuring, preserving, or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

5. **MASTER FORM DEED OF TRUST.** By the delivery and execution of this Security Instrument, Grantor agrees that all provisions and sections of the Master Form Deed of Trust ("Master Form"), inclusive, dated **January 15, 2001**, and recorded on February 1, 2001 as Instrument Number 7811514 In Book 8420 at Page 7107-7114 of the Official Records in the Office of the Recorder of SALT LAKE County, State of Utah, are hereby incorporated into, and shall govern, this Security Instrument.

6. **RIDERS.** If checked, the following are applicable to this Security Instrument. The covenants and agreements of each of the riders checked below are incorporated into and supplement and amend the terms of this Security Instrument.

☒ Third Party Rider

☒ Leasehold Rider

☐ Other

SIGNATURES: By signing below, Grantor agrees to perform all covenants and duties as set forth in this Security Instrument. Grantor also acknowledges receipt of a copy of this document and a copy of the provisions contained in the previously recorded Master Form Deed of Trust (the Deed of Trust-Bank/Customer Copy).

SCOTT L ASTIN

Grantor

17 June 02

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

Grantor

Date

ACKNOWLEDGMENT:

(Individual)

STATE OF Utah } ss.

COUNTY OF Salt Lake } ss.

This foregoing instrument was acknowledged before me this June 17 2002 (date) by _____

SCOTT L ASTIN

(person acknowledging, title or representative, if any).

Holly Drury
(Signature of Person Taking Acknowledgment)

(Title)

My commission expires:

9-13-2004

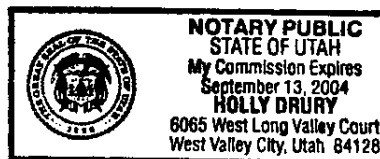
Residing at:

6065 West Long Valley Court WVC UT 84128

(Seal)

When recorded return to:
~~Wells Fargo Bank, N. A.~~
~~P.O. BOX 31557~~
~~BILLINGS, MT 59107~~
~~DOCUMENT MANAGEMENT~~

EQ246B (06/2002)



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