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GARY W. OTT  
RECODER, SALT LAKE COUNTY, UTAH  
FIDELITY NATIONAL - LPS  
15661 REDHILL STE.200  
TUSTIN CA 92780  
BY: ZJM, DEPUTY - MA 2 P.

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.

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