

8741661

WHEN RECORDED, MAIL TO:
P & B ENTERPRISES, INC.
555 EAST 5300 SOUTH BLDG 2 UNIT 8
SOUTH OGDEN, UT 84405

8741661
07/22/2003 04:42 PM 14.00
Book - 8846 Pg - 4010-4012
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
BACKMAN-STEWART TITLE SERVICES
BY: ARG, DEPUTY - WI 3 P.

ORDER NO 20051653

TRUST DEED

THIS TRUST DEED is made this 18TH day of JULY, 2003, between REAL PROPERTY INVESTMENTS, INC., as Trustor, whose address is 555 EAST 5300 SOUTH BLDG 2, UNIT 8; SOUTH OGDEN, UT 84405, BACKMAN STEWART TITLE SERVICES as Trustee, and P & B ENTERPRISES, INC. as Beneficiary.

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

SEE ATTACHED LEGAL DESCRIPTION

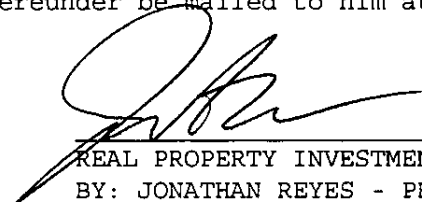
19-12-254-030

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 \$83,640.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expanded 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(s) requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinabove set forth.



REAL PROPERTY INVESTMENTS, INC.
BY: JONATHAN REYES - PRESIDENT

State of Utah

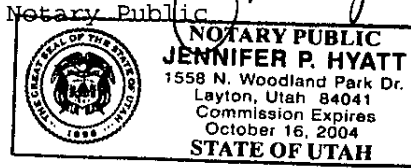
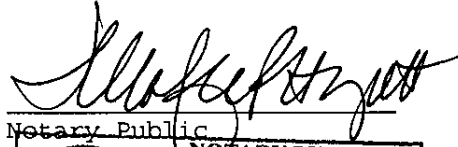
County of DAVIS

On 7-18-03, personally appeared before me, JONATHAN REYES

BK 8846 PG 4010

Continuation Page

who being by me duly sworn did say, that he is the said PRESIDENT of REAL PROPERTY INVESTMENTS, INC., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said JONATHAN REYES duly acknowledged to me that said corporation executed the same.



My Commission Expires:

10-16-04
Hyatt

Residing At:

EXHIBIT A

Order Number: 20051653

LOT 36, BLOCK 2, WALKER'S SUBDIVISION OF BLOCK 5, PLAT "A", SALT LAKE CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.