

ENT 92240:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Dec 31 11:06 AM FEE 40.00 BY AC
RECORDED FOR Fidelity National Title of
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

Michael M. Sheppard
3373 Bear Canyon Ln
Cedar Hills, UT 84062

TRUST DEED

THIS TRUST DEED is made this December 31, 2024, between Michael M Sheppard as Trustors, whose address is 3373 Bear Canyon Ln, Cedar Hills, UT 84062 and Fidelity National Title Agency of Utah, LLC. as Trustee, and, Patti Rokus as Beneficiary.

Trustors hereby CONVEY AND WARRANT TO TRUSTEE IN TRUST, WITH POWER OF SALE, the following described property situated in County of Utah, State of Utah:

For APN/Parcel ID(s): 36-840-0072

Lot 72, Canyon Heights as Cedar Hills, Plat "A", Planned Residential Development, according to the plat thereof as recorded in the office of the Utah County Recorder.

Tax ID: 36-840-0072

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory notes of (\$500,00) 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 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 the 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 them at the address herein set forth.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BY: Michael M. Sheppard
Michael M Sheppard

State of Utah }
County of Salt Lake }
Utah R- }ss.

On this 31st day of December, 2024, personally appeared before me Michael M Sheppard, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Notary Public

