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**GARY W. OTT**  
 RECORDER, SALT LAKE COUNTY, UTAH  
 CANYON VIEW TITLE INS AGENCY  
 BY: ZJM, DEPUTY - WI 2 P.

**WHEN RECORDED MAIL TO:**

Canyon View Title Insurance Agency, Inc.  
 6699 South 1300 East, Suite 250  
 Salt Lake City, UT 84121  
 (801)942-2474

Space Above This Line for Recorder's Use

**TRUST DEED**

THIS TRUST DEED is made this 18th day of July 2005.

between **Leading Edge Construction, Inc**, as Trustor,

whose address is 12414 Doreen Drive, Riverton, UT 84065

**Canyon View Title Insurance Agency, Inc**, as Trustee, and

**Adam Butler and Jeff Morrin**, as Beneficiary.

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

3276 West 10305 South, South Jordan, UT 84095  
 Lot 212 Jones Farms Subdivision

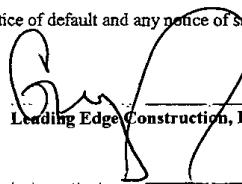
**# 27-17-206-012**

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 \$149,900, payable to the order of Beneficiary at the times, in the manner and with interest as herein 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 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 request that a copy of any notice of default and any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

  
**Leading Edge Construction, Inc**

STATE OF UTAH )  
 :ss.  
 COUNTY OF SALT LAKE )

On the 18 day of July, 2005, 2002, personally appeared before me \_\_\_\_\_, signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

My Commission Expires:

Residing at:

STATE OF UTAH )  
 )  
COUNTY OF SALT LAKE )

On the 18 day of July, 2005, personally appeared before me GARY PIERCE who being duly sworn, did say that he is the President of Leading Edge Construction and that the within instrument was signed on behalf of said corporation by authority of a resolution of its board of directors, and said Gary Pierce acknowledged to me that said corporation duly executed the same.

Glenda K Marchessault  
NOTARY PUBLIC

