

WHEN RECORDED MAIL TO:
 3276 West 10305 South
 South Jordan, UT 84096

9495128
 09/19/2005 04:56 PM **\$10.00**
 Book - 9190 Pg - 3068
GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 CANYON VIEW TITLE INS AGENCY
 BY: NOT, DEPUTY - WI 1 P.

Space Above This Line for Recorder's Use

TRUST DEED

THIS TRUST DEED is made this 13th day of September, 2005., between
 LEADING EDGE CONSTRUCTION, INC., A Utah Limited Liability Company, as Trustor,

Canyon View Title Insurance Agency, Inc. , as Trustee, and
 JPC Funding , as Beneficiary.

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

Lot 212, JONES FARM SUBDIVISION PHASE 2, according to the official plat thereof,
 as recorded in the office of the County Recorder.

Sidwell No.: 27-17-226-012

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 **\$127,415.00**, 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.

STATE OF UTAH)
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)ss
 COUNTY OF SALT LAKE)

*GARY D. PIERCE JR. BY
 KC TERRIS HIS ATTORNEY
 IN FACT.*

On the 13 day of Sept, 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

