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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CANYON VIEW TITLE INS AGENCY
BY: NCT, DEPUTY - WI 1 P.

WHEN RECORDED MAIL TO:

3276 West 10305 South
South Jordan, UT 84096

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.

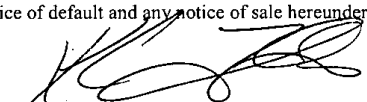
Sidwell No.: 27-17-226-012

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.


Leading Edge Construction
GARY P. PIERCE JR. BY
CC TERES HIS ATTORNEY
IN FACT.

STATE OF UTAH)

)ss

COUNTY OF SALT LAKE)

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.


NOTARY PUBLIC

