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 GARY W. OTT
 RECORDER, SALT LAKE COUNTY, UTAH
 CANYON VIEW TITLE INS AGENCY
 BY: SBM, 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 **10th** day of **March 2006**,

Between **Gary Don Pierce Jr dba Leading Edge Construction Contractors**, as Trustor

Whose address is **3278 West 10305 South, South Jordan, Utah 84095**.

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

Powellcun Properties, LLC, 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 Farms Subdivision Phase 2, according to the official plat thereof, as
 recorded in the office of the Salt Lake County Recorder.

Sidwell No.: 27-17-226-012

Together with all buildings, fixtures and improvements thereon and all water rights of way,
 easements, rents, issues, profits, income, tenements, hereditaments, privileges, and appurtenances
 thereunto now or hereafter used or enjoyed with the 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 **\$200,000** 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.


 Gary Don Pierce, Jr
 Dba Leading Edge Construction Contractors

County of Salt Lake)

On the 10th day of MARCH, 2006, personally appeared before me GARY DON PIERCE, JR., signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

Jenda Kulamosu
NOTARY PUBLIC

Residing at:

My Commission Expires:

10.27.08

