

ENT 97348 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 12 03:39 PM FEE 40.00 BY LM
RECORDED FOR FNT Utah Downtown SLC - 170
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:

Cedar Valley Developers, LLC, a Utah limited
liability company
14034 S 145 E, Suite 204
Draper, UT 84020

FNT: 2591383HM

TRUST DEED

THIS TRUST DEED is made this 29th day of May, 2025, between DAICLH, LLC, a Utah limited liability company as Trustors, whose address is 14034 South 145 East, Suite 204, Draper, UT 84020 and Fidelity National Title Insurance Co. as Trustee, and Cedar Valley Developers, LLC, a Utah limited liability company, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax ID: 39-391-0012

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissory notes of even date herewith in the total principal sum of Three Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$327,500.00) 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.

DAICLH, LLC, a Utah limited liability company
BY: 
David Vitek
Manager

STATE OF Utah
COUNTY OF Salt Lake

On this 30th day of May, in the year 2025, personally appeared before me, David Vitek, whose identity is personally known to me (or proven on the basis of satisfactory

evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of DAICLH, LLC, a Utah limited liability company and that said instrument was signed in behalf of said company by authority of statute, its articles of organization or its operating agreement, and that the said DAICLH, LLC, a Utah limited liability company, acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.

Signature: Heather Upshaw

(Seal)

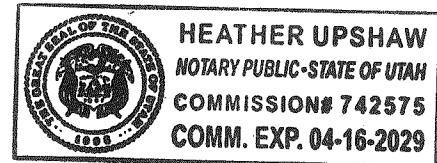


EXHIBIT "A"
Legal Description

Lot 12, FIREFLY NPA 5 PHASE A PLAT 1, according to the official plat thereof, on file and of record in the office of the Utah County Recorder, State of Utah.