

# LETTER REPORT

Search Date: 6/2/2021@ 4:50 p.m. to 10/31/2025 @ 7:30 a.m.	Order No: 195531-LMF	County: Washington
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Vesting: 20210038899	VEST MATCHES VTDI <input checked="" type="radio"/> YES <input type="radio"/> NO
Legal: 20210038899	LEGAL MATCHES VTDI <input checked="" type="radio"/> YES <input type="radio"/> NO
Address: 2478 West 250 North, Hurricane, UT 84737	

DELINQUENT TAXES YES ☒ NO

	Exception code	Tax Amount	Year	Parcel No.
1.	TAXXPD	\$1,838.44	2025 2024	H-DFT-1-16

EX. NO.	EXCEPTIONS	
2.	DISWN003	
3.	DTSXOTH	20210060308

JUDGEMENT SEARCH	J	F	B
Mat Shaw	✓	✓	✓
Brooke Shaw	✓	✓	✓
Shaw Holdings LLC	✓	✓	✓

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BSB  
KN

Warranty Deed Page 1 of 1

Gary Christensen Washington County Recorder

06/02/2021 04:50:32 PM Fee \$40.00 By

SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Mat Shaw  
450 Twin Creek Cir  
Kaysville, UT 84037
**SOUTHERN UTAH  
TITLE COMPANY**  
*"Doing good deeds for over 70 years"*  
 sttc.com
Order No. 218867 - JJJ  
Tax I.D. No. H-DFT-1-16-RD

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Jaci Properties, LLC, A Utah Limited Liability Company**, grantor(s), of Washington, County of Washington, State of UT, hereby **CONVEY and WARRANT** to

**Mat Shaw and Brooke Shaw, Husband and Wife, as Joint Tenants**, grantee(s) of Kaysville, County of Davis, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

**Lot Sixteen (16), "DESERT FIELDS TOWNHOMES - PHASE 1", according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.**

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

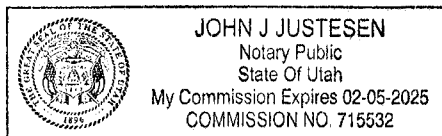
WITNESS the hand(s) of said grantor(s), this 1 day of June, 2021.

Jaci Properties, LLC, A Utah Limited Liability Company

By: [Signature]  
James Rhead Cheney, Member

STATE OF Utah )  
 ) ss.  
COUNTY OF Washington )

On the 1st day of June, 2021, personally appeared before me, James Rhead Cheney, who being by me duly sworn, did say that he/she is the Member of Jaci Properties, LLC, A Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said James Rhead Cheney acknowledged to me that said limited liability company executed the same.



[Signature]  
NOTARY PUBLIC

My Commission Expires:

# Account 1064550

## <-Prev 2 of 2 Results

### Location

Account Number 1064550  
Parcel Number H-DFT-1-16  
Tax District 03 - Hurricane City  
Acres 0.05  
Situs 2478 W 250 N , HURRICANE  
Legal Subdivision: DESERT FIELDS TH 1  
(H) Lot: 16  
Parent Accounts 0411747  
Parent Parcels H-3-1-32-14051-RD  
Child Accounts  
Child Parcels  
Sibling Accounts  
Sibling Parcels

### Owner

Name SHAW MAT & BROOKE  
450 TWIN CREEK CIR  
KAYSVILLE, UT 84037

### Value

Market (2025) \$437,400  
Taxable \$240,570  
Tax Area: 03 Tax Rate: 0.007642  
Type Actual Assessed Acres  
Primary \$437,400 \$240,570 0.050  
Improved

### Transfers

#### Entry Number

20180000329

20200018068

20210038899

#### Recording Date

01/03/2018 12:11:21 PM

04/13/2020 03:21:13 PM

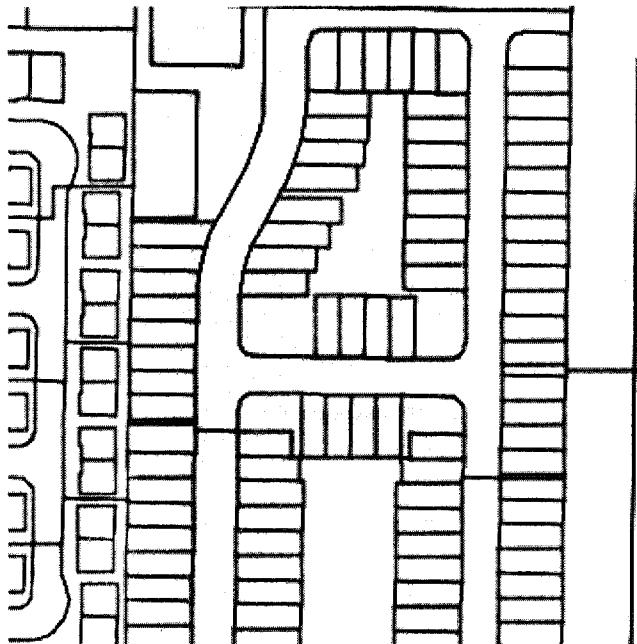
06/02/2021 04:50:32 PM

### Tax

Tax Year	Taxes
2025	\$1,838.44
2024	\$3,229.65

### Images

• [GIS](#)



# Property Tax Information

At this point, the information below is current. All property tax payments and adjustments have been posted to their respective accounts.

## Amounts Valid Through: November 14, 2025

Original Tax	Year	Tax Due	Penalty Due	Interest Due	Fees Due	Total Due
\$973.80	2021	0.00	0.00	0.00	0.00	0.00
\$3,189.94	2022	0.00	0.00	0.00	0.00	0.00
\$3,170.61	2023	0.00	0.00	0.00	0.00	0.00
\$3,229.65	2024	0.00	0.00	0.00	0.00	0.00
\$1,838.44	2025	0.00	0.00	0.00	0.00	0.00

Primary Owner: **SHAW MAT & BROOKE**  
Account Number: **1064550**  
Serial Number: **H-DFT-1-16**  
Mailing Address: **450 TWIN CREEK CIR, KAYSVILLE, UT 84037**

## Account Balance Paid

- [Click here to Pay Taxes](#)
- To search property records for this account, [click here](#).

Trust Deed Page 1 of 19

Gary Christensen Washington County Recorder  
09/13/2021 12:25:16 PM Fee \$40.00 By INWEST  
TITLE SERVICES - ST. GEORGE

Tax Serial Number:  
H-DFT-1-16-RD

RECORDATION REQUESTED BY:  
Zions Bancorporation, N.A. dba Zions First National Bank  
Retail - Farmington  
1663 North Main  
Farmington, UT 84025

WHEN RECORDED MAIL TO:  
Zions Bancorporation, N.A. dba Zions First National Bank  
Retail Loan Center - UT RDWG 0853  
P.O. Box 30160  
Salt Lake City, UT 84130-0160

#287697

FOR RECORDER'S USE ONLY



\*3363392%3203831%COLAT\*

**REVOLVING CREDIT  
DEED OF TRUST**

THIS DEED OF TRUST is dated August 11, 2021, among MAT SHAW AND BROOKE SHAW, HUSBAND AND WIFE, AS JOINT TENANTS, whose address is 450 TWIN CREEK CIR, KAYSVILLE, UT 84037 ("Trustor"); Zions Bancorporation, N.A. dba Zions First National Bank, whose address is Retail - Farmington, 1663 North Main, Farmington, UT 84025 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Zions Bancorporation, N.A. dba Zions First National Bank, whose address is 1 South Main Street, Salt Lake City, UT 84133 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Trustor irrevocably grants and conveys to Trustee in trust, with power of sale, for the benefit of Lender as Beneficiary, all of Trustor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including

**DEED OF TRUST  
(Continued)**

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stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in WASHINGTON County, State of Utah:

**LOT 16, "DESERT FIELDS TOWNHOMES - PHASE 1", ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH.**

The Real Property or its address is commonly known as 2478 W 250 N, HURRICANE, UT 84737. The Real Property tax Identification number is H-DFT-1-16-RD.

**REVOLVING LINE OF CREDIT.** This Deed of Trust secures the Indebtedness including, without limitation, a revolving line of credit, which obligates Lender to make advances to Borrower so long as Borrower complies with all the terms of the Credit Agreement. Such advances may be made, repaid, and remade from time to time, subject to the limitation that the total outstanding balance owing at any one time, not including finance charges on such balance at a fixed or variable rate or sum as provided in the Credit Agreement, any temporary overages, other charges, and any amounts expended or advanced as provided in either the Indebtedness paragraph or this paragraph, shall not exceed the Credit Limit as provided in the Credit Agreement. It is the intention of Trustor and Lender that this Deed of Trust secures the balance outstanding under the Credit Agreement from time to time from zero up to the Credit Limit as provided in the Credit Agreement and any intermediate balance.

Trustor presently assigns to Lender (also known as Beneficiary in this Deed of Trust) all of Trustor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Trustor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**THIS DEED OF TRUST, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF EACH OF TRUSTOR'S AGREEMENTS AND OBLIGATIONS UNDER THE CREDIT AGREEMENT, THE RELATED DOCUMENTS, AND THIS DEED OF TRUST. THIS DEED OF TRUST IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**TRUSTOR'S REPRESENTATIONS AND WARRANTIES.** Trustor warrants that: (a) this Deed of Trust is executed at Borrower's request and not at the request of Lender; (b) Trustor has the full power, right, and authority to enter into this Deed of Trust and to hypothecate the Property; (c) the provisions of this Deed of Trust do not conflict with, or result in a default under any agreement or other instrument binding upon Trustor and do not result in a violation of any law, regulation, court decree or order applicable to Trustor; (d) Trustor has established adequate means of obtaining from Borrower on a continuing basis information about Borrower's financial condition; and (e) Lender has made no representation to Trustor about Borrower (including without limitation the creditworthiness of Borrower).

**TRUSTOR'S WAIVERS.** Trustor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Trustor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

**DEED OF TRUST  
(Continued)**

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Trust or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Deed of Trust.

**Waiver of Homestead Exemption.** Trustor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all Indebtedness secured by this Deed of Trust.

**DEFINITIONS.** The following words shall have the following meanings when used in this Deed of Trust:

**Beneficiary.** The word "Beneficiary" means Zions Bancorporation, N.A. dba Zions First National Bank, and its successors and assigns.

**Borrower.** The word "Borrower" means MATHEW F SHAW and BROOKE F SHAW and includes all co-signers and co-makers signing the Credit Agreement and all their successors and assigns.

**Credit Agreement.** The words "Credit Agreement" mean the credit agreement dated August 11, 2021, with credit limit of \$309,200.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. **NOTICE TO TRUSTOR: THE CREDIT AGREEMENT CONTAINS A VARIABLE INTEREST RATE.**

**Deed of Trust.** The words "Deed of Trust" mean this Deed of Trust among Trustor, Lender, and Trustee, and includes without limitation all assignment and security interest provisions relating to the Personal Property and Rents.

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Deed of Trust in the events of default section of this Deed of Trust.

**Existing Indebtedness.** The words "Existing Indebtedness" mean the indebtedness described in the Existing Liens provision of this Deed of Trust.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**DEED OF TRUST**  
(Continued)

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EACH TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS DEED OF TRUST, AND EACH TRUSTOR AGREES TO ITS TERMS.

TRUSTOR:

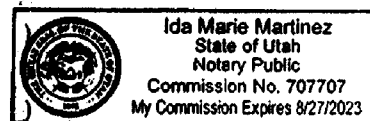
X [Signature]  
MAT SHAW

X [Signature]  
BROOKE SHAW

**INDIVIDUAL ACKNOWLEDGMENT**

STATE OF Utah

COUNTY OF Davis



On this day before me, the undersigned Notary Public, personally appeared **MAT SHAW** and **BROOKE SHAW**, to me known to be the individuals described in and who executed the Deed of Trust, and acknowledged that they signed the Deed of Trust as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14th day of August, 2021.

By [Signature]  
Notary Public in and for the State of Utah

Residing at 1663 W. Main St.  
Farmington, UT 84205  
My commission expires 8/27/2023



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You searched for: SerialNumDocID = h-dft-1-16-rd

11 items found, displaying all items.1

Description	Summary	<a href="#">Add All to My Images</a>
Warranty Deed 20180000329	01/03/2018 12:11:21 PM, <b>Parcel Number: H-3-1-32-14051-RD, H-3-1-32-1101-A, H-DFT-1-1-RD, ... Related:</b> <b>From:</b> DRAKE LYLE R TR <b>To:</b> JACI PROPERTIES LLC <b>S: 32 T: 41S R: 13W</b> BEG N89°41'05 W ALG SEC/L 2005.03 FT & S0°12'45 W 1308.98...	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Map (Conveying Property) 20200018068	04/13/2020 03:21:13 PM, <b>Parcel Number: H-3-1-32-14051-RD, H-3-1-32-1101-A, H-DFT-1-1-RD, ... Related:</b> <b>From:</b> JACI PROPERTIES LLC <b>To:</b> DESERT FIELDS TOWNHOMES PHASE 1 <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 1, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 2, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 3, ... BEGINNING AT THE SOUTHWEST CORNER OF GRAND LEGACY DEVELOP...	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Agreement 20200018069	04/13/2020 03:21:13 PM, <b>Parcel Number: H-DFT-1-1-RD, H-DFT-1-2-RD, H-DFT-1-3-RD, ... Related:</b> <b>From:</b> JACI PROPERTIES LLC <b>To:</b> WASHINGTON COUNTY WATER CONSERV DIST <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 1, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 2, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 3, ...	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Trust Deed 20200043299	08/14/2020 02:38:24 PM, <b>Parcel Number: H-DFT-1-13-RD, H-DFT-1-14-RD, H-DFT-1-15-RD, ... Related:</b> <b>From:</b> JACI PROPERTIES LLC <b>To:</b> ALTABANK <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 13, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 14, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 15, ...	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Partial Release 20200060082	10/26/2020 03:07:38 PM, <b>Parcel Number: H-DFT-1-13-RD, H-DFT-1-14-RD, H-DFT-1-15-RD, ... Related:</b> <b>From:</b> WASHINGTON COUNTY WATER CONSERV DIST <b>To:</b> <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 13, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 14, <b>Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 15, ...	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Restrictive 20200072290	12/15/2020 01:55:28 PM, <b>Parcel Number: H-3-1-32-14051-RD, H-3-1-32-1101-A, H-DFT-1-1-RD, ... Related:</b> <b>From:</b> JACI PROPERTIES LLC <b>To:</b> DESERT FIELDS TOWNHOMES <b>S: 32 T: 41S R: 13W</b> BEGINNING AT THE SOUTHWEST CORNER OF GRAND LEGACY DEVELOP...	<a href="#">View Image</a> <a href="#">Add to My Images</a>

Description	Summary	Add All to My Images
Bylaws 20200072411	<p>12/15/2020 03:59:47 PM, <b>Parcel Number: H-DFT-1-1-RD, H-DFT-1-2-RD, H-DFT-1-3-RD, ...</b> Related:</p> <p><b>From:</b> JACI PROPERTIES LLC      <b>To:</b> DESERT FIELDS TOWNHOMES HOMEOWNER'S ASSOCIATION</p> <p><b>Subdivision:</b> DESERT FIELDS TH 1      <b>S: 32 T: 41S R: 13W</b>  <b>(H), Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 1, Subdivision: DESERT FIELDS TH 1 (H) Lot: 2, ...</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF GRAND LEGACY DEVELOP...</p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Amended Restrictive Covenants 20210002725	<p>01/13/2021 02:45:36 PM, <b>Parcel Number: H-3-1-32-14051-RD, H-DFT-1-1-RD, H-DFT-1-2-RD, ...</b> Related:</p> <p><b>From:</b> JACI PROPERTIES LLC      <b>To:</b> DESERT FIELDS TOWNHOMES</p> <p><b>Subdivision:</b> DESERT FIELDS TH 1      <b>S: 32 T: 41S R: 13W</b>  <b>(H)</b></p> <p>BEGINNING AT THE SOUTHWEST CORNER OF GRAND LEGACY DEVELOP...</p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Warranty Deed 20210038899	<p>06/02/2021 04:50:32 PM, <b>Parcel Number: H-DFT-1-16-RD</b> Related:</p> <p><b>From:</b> JACI PROPERTIES LLC      <b>To:</b> SHAW MAT, SHAW BROOKE</p> <p><b>Subdivision:</b> DESERT FIELDS TH 1  <b>(H) Lot: 16</b></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Deed of Reconveyance 20210041299	<p>06/14/2021 10:24:59 AM, <b>Parcel Number: H-DFT-1-13-RD, H-DFT-1-14-RD, H-DFT-1-15-RD, ...</b> Related: 20200043299</p> <p><b>From:</b> ALTABANK      <b>To:</b> JACI PROPERTIES LLC</p> <p><b>Subdivision:</b> DESERT FIELDS TH 1  <b>(H) Lot: 13, Subdivision:</b> DESERT FIELDS TH 1 (H) Lot: 14,  <b>Subdivision:</b> DESERT FIELDS TH 1  <b>(H) Lot: 15, ...</b></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>
Trust Deed 20210060308	<p>09/13/2021 12:25:16 PM, <b>Parcel Number: H-DFT-1-16-RD</b> Related:</p> <p><b>From:</b> SHAW MAT, SHAW BROOKE      <b>To:</b> ZIONS BANCORPORATION</p> <p><b>Subdivision:</b> DESERT FIELDS TH 1  <b>(H) Lot: 16</b></p>	<a href="#">View Image</a> <a href="#">Add to My Images</a>

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Jurisdiction District☐ Show Date Range PanelSearch Type Case SearchSearch Scope CountyCounty WASHINGTON

Case Number

Case Type

Citation  
NumberLast Name /  
Company SHAWFirst Name MAT\*Birth Date mm-dd-yyyy

Search

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## Search Results

County	Court	Case Type	Case Number 1	Filing Date	First Name	Last Name	Birth Date	Party Code	Documents
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No matching record is found.