

AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT24189

ENT 20754:2024 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Apr 01 02:11 PM FEE 40.00 BY CS  
RECORDED FOR Halliday, Watkins & Mann, P  
ELECTRONICALLY RECORDED

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated March 12, 2021, and executed by Michael G. Ziemann, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc, as Beneficiary, as nominee for Reverse Mortgage Funding LLC, its successors and assigns as Beneficiary, but Carrington Mortgage Services LLC being the present Beneficiary, in which Founders Title Co. was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on June 14, 2021, as Entry No. 108041:2021, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Lot 7, Block 5, Plat B, Salem Hills Subdivision, according to the official Plat thereof on file and of record in the Utah County recorder's office. TAX # 52-011-0007

Purportedly known as 118 North Powell Road, Elk Ridge, UT 84651 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the entire unpaid principal balance together with all accrued interest which became due in full upon the Trustor's death on November 23, 2023. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated: April 1, 2024

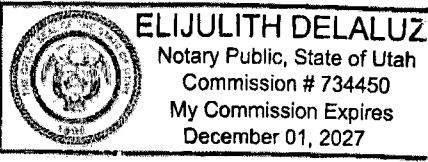
HALLIDAY, WATKINS & MANN, P.C.:  
By: Hillary R. McCormack

Name: Hillary R. McCormack  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT24189

STATE OF UTAH            )  
                                      : ss.  
County of Salt Lake     )

The foregoing instrument was acknowledged before me on April 1, 2024,  
by Hillary R. McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the  
Successor Trustee.

E. Delaluz  
Notary Public



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0400

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Willow Point Townhome Association (the "Association") on April 3, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 20541:2023, a Notice of Lien upon those certain lands and premises owned by Ammon Rivera, located at 1987 North 3830 West, Lehi, UT 84043, lying in Utah County, Utah and further described as follows:

Legal Description: LOT 120, WILLOW POINT, PHASE 1 SUB AREA 0.029 AC.  
Parcel ID #: 55:934:0120

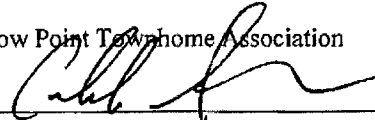
A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for Willow Point Townhomes, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

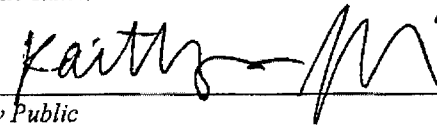
DATE FILED: April 2, 2024.

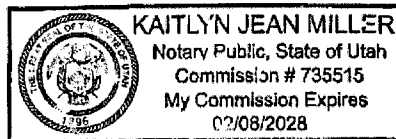
STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

Willow Point Townhome Association

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 2, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0305

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Mountain View Condominium Association (the "Association") on May 1, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 27570:2023, a Notice of Lien upon those certain lands and premises owned by Teresa L Lisonbee, located at 647 South 500 West #8, Provo, UT 84601, lying in Utah County, Utah and further described as follows:

Legal Description: UNIT 8, MOUNTAIN VIEW CONDOS PHASE II SUB AREA 0.022 AC.  
Parcel ID #: 46:263:0008

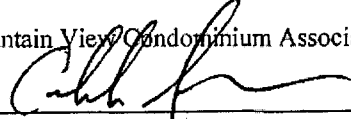
A breach of the Owner's obligations has occurred, as provided in the Amended and Restated Declaration of Condominium of Mountain View Condominiums, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

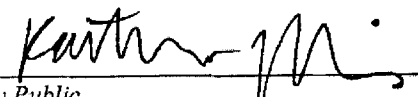
DATE FILED: April 2, 2024.

Mountain View Condominium Association

STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

  
Caleb O. Andrews, Attorney-in-Fact

On April 2, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0621

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Lakefront at Vineyard Town Center Townhome Association (the "Association") on June 23, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 40639:2023, a Notice of Lien upon those certain lands and premises owned by Braden Spike Griffiths, located at 652 North 260 West, Vineyard, UT 84059, lying in Utah County, Utah and further described as follows:

Legal Description: LOT 1210, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2-C SUB AREA 0.035 AC.  
Parcel ID #: 45:736:0210


A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center Townhomes, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

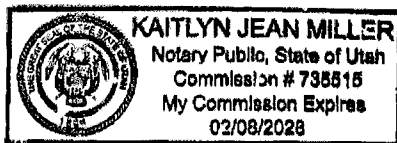
DATE FILED: April 2, 2024.

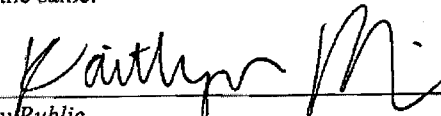
STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

Lakefront at Vineyard Town Center Townhome Association

  
Caleb O. Andrews, Attorney-in-Fact

On April 2, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public

WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0611

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Green Spring Towns Association, Inc. (the "Association") on July 25, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 47961:2023, a Notice of Lien upon those certain lands and premises owned by Tyler Gray, located at 488 West Green Spring Way, American Fork, UT 84003, lying in Utah County, Utah and further described as follows:

Legal Description: LOT 12E, PLAT B, GREEN SPRING TOWNS SUB AREA 0.031 AC.  
Parcel ID #: 40:499:0059

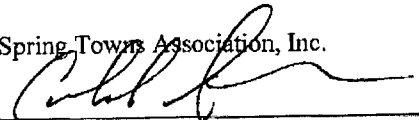
A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions and Restrictions for Green Springs Towns, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

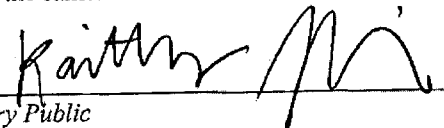
DATE FILED: April 2, 2024.

Green Spring Towns Association, Inc.

STATE OF UTAH                    )  
  ) ss  
County of SALT LAKE            )

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 2, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT24240

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated September 22, 2021, and executed by Bo Andreas Gustafsson, as Trustor, in favor of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Home Point Financial Corporation, its successors and assigns as Beneficiary, but Nationstar Mortgage, LLC being the present Beneficiary, in which Lundberg & Associates, P.C. was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on September 22, 2021, as Entry No. 164011:2021, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Lot 79, Plat "A" Thanksgiving Village, a planned unit development within a residential resort community, according to the official plat thereof on file and of record in the Utah County Recorder's Office. TAX # 53-309-0079

Purportedly known as 2803 West Augusta Drive, a/k/a 2803 North Augusta Drive, Lehi, UT 84043 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustor and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

**This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.**

Dated: 04/03/2024


HALLIDAY, WATKINS & MANN, P.C.:

By: Hillary R. McCormack

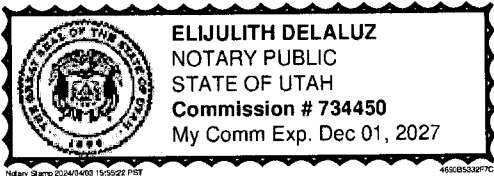
Name: Hillary R. McCormack  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT24240

STATE OF UTAH            )  
  : ss.  
County of Salt Lake        )

The foregoing instrument was acknowledged before me on 04/03/2024,  
by Hillary R. McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the  
Successor Trustee.

  
Signed on 2024/04/03 15:55:22 -0700

Notary Public



Notarial act performed by audio-visual communication



AFTER RECORDING RETURN TO:  
Halliday, Watkins & Mann, P.C.  
376 East 400 South, Suite 300  
Salt Lake City, UT 84111  
File No. UT24249

ENT 21908:2024 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Apr 04 04:52 PM FEE 40.00 BY AR  
RECORDED FOR Halliday, Watkins & Mann, P  
ELECTRONICALLY RECORDED

**NOTICE OF DEFAULT AND ELECTION TO SELL**

**NOTICE IS HEREBY GIVEN** by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, that a default has occurred under a Trust Deed dated November 27, 2002, and executed by Blair D. Ely and Toni M. Ely, as Trustors, in favor of Washington Mutual Bank as Beneficiary, but JPMorgan Chase Bank, National Association being the present Beneficiary, in which Backman Stewart was named as Trustee. The Trust Deed was recorded in Utah County, Utah, on December 4, 2002, as Entry No. 147161:2002, of Official Records, all relating to and describing the real property situated in Utah County, Utah, particularly described as follows:

Beginning at a point on the South boundary fence line of 600 North Street, Mapleton, Utah, said point being West 514.1 feet along the section line and South 1341.3 feet from the North quarter corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian, thence South 01 deg. 20' West 202.9 feet along a fence line; thence South 0 deg. 37' West 83.6 feet along the fence line; thence South 89 deg. 58' West 147.8 feet; thence North 0 deg. 13' East 286.6 feet along a fence line to said street boundary; thence North 89 deg. 56' East 152.0 feet, more or less; along said street boundary line to the point of beginning. TAX # 26-065-0014

Purportedly known as 650 East 1200 North, Mapleton, UT 84664 (the undersigned disclaims liability for any error in the address).

That the default which has occurred is the breach of obligations under the Trust Deed and Note which includes the failure of the Trustors and subsequent owners if any, to pay the monthly installments when due as set forth in the Note. Under the provisions of the Promissory Note and Trust Deed, the principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. There is also due all of the expenses and fees of these foreclosure proceedings.

The Successor Trustee declares all sums secured thereby immediately due and payable and elects to sell the property described in the Trust Deed. The default is subject to reinstatement in accordance with Utah law. All reinstatements, assumptions or payoffs must be in lawful money of the United States of America, or certified funds. Personal Checks will not be accepted.

Notice is also given that despite any possible reduced payment arrangement agreed to by the Beneficiary and/or the Beneficiary's agent, hereafter, the Beneficiary, and/or Beneficiary's agent, does not necessarily intend to instruct the Successor Trustee to defer giving the notice of sale and completing foreclosure beyond the earliest time legally allowed, unless the Beneficiary specifically agrees otherwise in writing.

This is an attempt to foreclose a security instrument and any information obtained will be used for that purpose.

Dated: April 4, 2024

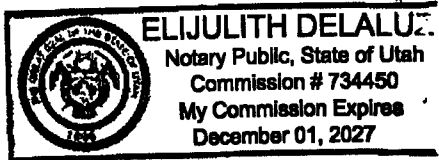
HALLIDAY, WATKINS & MANN, P.C.:

By: *Hillary R. McCormack*

Name: Hillary R. McCormack  
Attorney and authorized agent of the law firm of  
Halliday, Watkins & Mann, P.C., Successor Trustee  
376 East 400 South, Suite 300, Salt Lake City, UT 84111  
Telephone: 801-355-2886  
Office Hours: Mon.-Fri., 8AM-5PM (MST)  
File No. UT24249

STATE OF UTAH            )  
                                      : ss.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me on April 4, 2024,  
by Hillary R. McCormack as an attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C., the  
Successor Trustee.



*[Signature]*  
Notary Public

When Recorded Mail To:  
Jenkins Bagley Sperry, PLLC  
Attn: Bruce C. Jenkins  
285 W. Tabernacle St., Suite 301  
St. George, UT 84770

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**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DECLARATION**  
(Delinquent Assessments)

NOTICE IS HEREBY GIVEN by Bruce C. Jenkins, a member of the Utah State Bar and the Trustee appointed by Saratoga Springs Owners Association, Inc. ("Association"), that a default has occurred under that certain Master Declaration of Covenants, Conditions, and Restrictions and Easements for Saratoga Springs Subdivision ("Declaration"), in the official records of the Utah County Recorder, State of Utah, recorded on January 24, 2006, as Entry No. 8402:2006, and any amendments thereto, concerning real property reputed to be owned by **Robert Wagner, a Single Man ("Owner")**, covering real property located at 2426 South Cottage Cove ("Property"), and more particularly described as follows:

Lot 2429, Saratoga Springs No.24, Planned Unit Development Subdivision, according to the Official Plat thereof, as recorded in the office of the Utah County Recorder. Together with an Easement of use and enjoyment in and to the common area and facilities, including but not limited to roadways and access ways appurtenant to said Lot, as provided for in the Declaration of Saratoga Springs and Lakeside at Saratoga Springs. Subject to reservations of Oil and Gas, Mining, Gravel and Mineral rights, as reserved in a document dated December 13, 1977, recorded December 16, 1977, as Entry No. 42906, in Book 1607 at Page 76, of Official Records and reserved in a document dated December 30, 1989, recorded September 10, 1990, as Entry No. 29629, in Book 2721 at Page 855, of Official Records and reserved in a document dated February 10, 1953, recorded May 5, 1953, as Entry No. 5264, in Book 627 at Page 59, of Official Records.

PARCEL NUMBER: 66:142:0029

Said Declaration obligates the reputed Owner for assessments and such Owner is delinquent in the payment of such assessments. A Notice of Delinquent Assessments and Lien Claim and Request for Notice ("Lien") was recorded on October 18, 2022 as Entry No 110832:2022. A breach of, and default in, the obligations for which the Property is security has occurred in that payment and monthly assessments have not been made when due and there is a delinquency, together with any accruing assessments, late fees, attorney fees, interest, costs, expenses which have accrued and are hereafter accruing and incurred in enforcing the terms of the Declaration and Lien.

By reason of said default, the Association has designated Bruce C. Jenkins as Trustee by an Appointment of Trustee duly recorded in accordance with the applicable provisions of the laws of the State of Utah and has delivered to said Trustee the Declaration and all documents evidencing

obligations secured thereby and has elected, and does hereby elect: (1) to declare all sums thereby immediately due and payable including any costs, assessments, expenses and fees incurred in enforcing the terms of the Declaration; and (2) to cause the Property to be sold by said Trustee to satisfy the obligations secured by the Declaration and as permitted by Utah Code § 57-8a-301, et. Seq., plus all other amounts as shall hereafter become due.

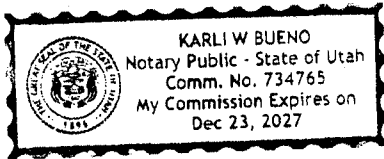
DATED this 3rd day of April 2024.

JENKINS BAGLEY SPERRY, PLLC

Bruce C. Jenkins  
Bruce C. Jenkins, Trustee

STATE OF UTAH                    )  
  : ss.  
County of Washington         )

On the 3rd day of April, 2024, personally appeared before me Bruce C. Jenkins, the signer of the above instrument, whose identity is known to me, who duly acknowledged before me that he executed the same.



Karli W. Bueno  
Notary Public

PURSUANT TO UTAH CODE § 57-1-26(3)(b), THE FOLLOWING INFORMATION IS PROVIDED:

Bruce C. Jenkins, Esq.  
285 W. Tabernacle St., Suite 301, St. George, UT 84770  
9:00 a.m. through 5:00 p.m., Monday through Friday, except holidays  
Phone: (435) 656-5008, Fax: (435) 656-8201

**THIS IS AN ATTEMPT TO FORECLOSE ON A SECURITY INSTRUMENT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

ENT 22029:2024 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Apr 05 11:27 AM FEE 40.00 BY CS  
RECORDED FOR Orange Title Insurance Agen  
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

ORANGE TITLE INSURANCE AGENCY, INC.  
374 East 720 South  
Orem, Utah 84058  
Phone: (800) 500-8757

## NOTICE OF DEFAULT

T.S. NO.: 122818-UT

APN: 48:122:0002

NOTICE IS HEREBY GIVEN THAT MICAH TANIEL DUVALL, MARRIED WOMAN as Trustor, REAL ADVANTAGE TITLE INSURANCE AGENCY as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR BANK OF LITTLE ROCK MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Beneficiary, under the Deed of Trust dated 11/26/2019 and recorded on 11/26/2019, as Instrument No. 125539:2019 the subject Deed of Trust was modified by Loan Modification recorded on 2/16/2022 as Instrument 20855:2022, in the official records of Utah County, Utah, covering the following described real property situated in said County and State, to-wit:

ALL OF LOT 2, PLAT "T", OAK GROVE SUBDIVISION, PLEASANT GROVE, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE.

The obligation included a Note for the principal sum of \$378,026.00.

A breach or a default in the obligation for which said Deed of Trust is security has occurred as follows: Installment of Principal and Interest plus impounds and/or advances which became due on 11/1/2023 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.

By reason of such default, PennyMac Loan Services, LLC, the current Beneficiary has executed and delivered to the Trustee a written declaration of default and a demand for sale, has deposited with the Trustee the deed and all documents evidencing the obligation secured thereby is immediately due and payable, and has elected and does elect to cause the trust property to be sold to satisfy the obligations secured thereby.

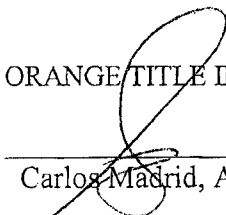
NOTICE OF DEFAULT

T.S. NO. 122818-UT

ENT 22029:2024 PG 2 of 2

TRUSTEE CONTACT INFORMATION:  
ORANGE TITLE INSURANCE AGENCY, INC.  
374 East 720 South  
Orem, Utah 84058  
Phone: (800) 500-8757  
Fax: (801) 285-0964  
Hours: Monday-Friday 9a.m.-5p.m.

DATED: 04/04/2024

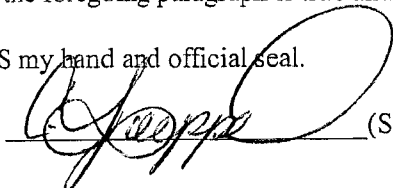
ORANGE TITLE INSURANCE AGENCY, INC.  
  
\_\_\_\_\_  
Carlos Madrid, Authorized Agent

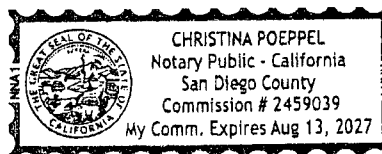
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **California** } ss.  
County of **San Diego** }

On APR 04 2024 before me, Christina Poeppel, Notary Public, personally appeared Carlos Madrid who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0522

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Lakefront at Vineyard Town Center Townhome Association (the "Association") on April 24, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 25564:2023, a Notice of Lien upon those certain lands and premises owned by Carlos Alberto Virgen-Inzunza and Gabby Lourdes Calero, located at 274 West 560 North, Vineyard, UT 84059, lying in Utah County, Utah and further described as follows:

Legal Description: LOT 346, LAKEFRONT @ VINEYARD TOWN CENTER 1ST AMENDMENT, PHASE 1-C SUB AREA 0.034 AC.

Parcel ID #: 45:698:0346

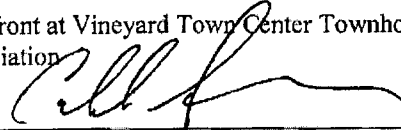
A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center Townhomes, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforestated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

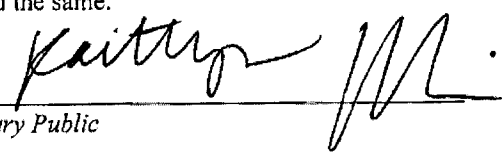
DATE FILED: April 4, 2024.

STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

Lakefront at Vineyard Town Center Townhome Association

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 4, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0236

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Lakefront at Vineyard Town Center Townhome Association (the "Association") on November 22, 2022, recorded in the offices of the Utah County Recorder, as Entry No. 119661:2022, a Notice of Lien upon those certain lands and premises owned by Maria Fernandez, located at 299 West 490 North, Vineyard, UT 84059, lying in Utah County, Utah and further described as follows:

Legal Description: LOT 617, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 1F SUB AREA 0.034 AC.

Parcel ID #: 45:762:0617

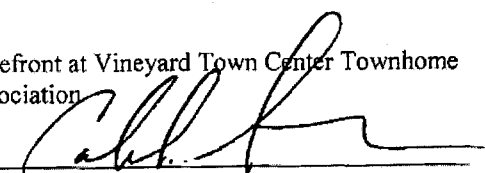
A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for Lakefront at Vineyard Town Center Townhomes, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

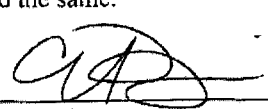
DATE FILED: April 5, 2024.

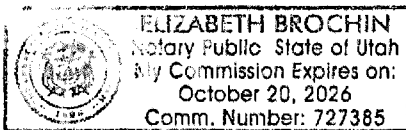
STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

Lakefront at Vineyard Town Center Townhome Association

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 5, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public





WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2022-0396

## NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN THAT the Castlebrook Condominiums, Inc. (the "Association") on October 5, 2022, recorded in the offices of the Utah County Recorder, as Entry No. 107422:2022, a Notice of Lien upon those certain lands and premises owned by Aaron Holm, located at 1465 West Arthur Drive, Provo, UT 84601, lying in Utah County, Utah and further described as follows:

Legal Description: BLDG 7, UNIT F, CAMELOT COND.  
Parcel ID #: 36:143:0058

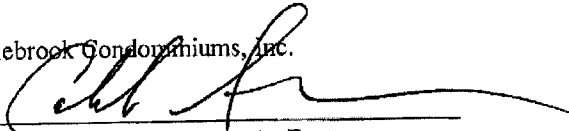
A breach of the Owner's obligations has occurred, as provided in the Amended Declaration of Condominium of Camelot Condominiums, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.


DATE FILED: April 5, 2024.

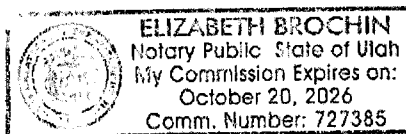
Castlebrook Condominiums, Inc.

STATE OF UTAH                    )  
  ) ss  
County of SALT LAKE            )

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 5, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0327

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the Gateway Village Condominium Association (the "Association") on May 9, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 29521:2023, a Notice of Lien upon those certain lands and premises owned by Eric Bert Firkins, located at 597 South 910 West #57, Pleasant Grove, UT 84062, lying in Utah County, Utah and further described as follows:

Legal Description: UNIT 57, BLDG H, GATEWAY VILLAGE RECORD OF SURVEY CONDO  
PHASE 1 SUBDV. AREA 0.033 AC.  
Parcel ID #: 40:340:0057

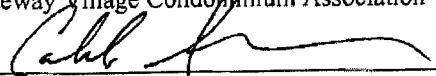
A breach of the Owner's obligations has occurred, as provided in the Declaration of Condominium for Gateway Condominiums and Town Homes, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforesaid obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

DATE FILED: April 5, 2024.

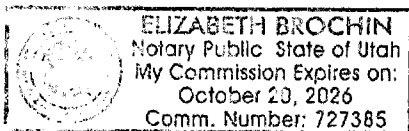
STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

Gateway Village Condominium Association

  
Caleb O. Andrews, *Attorney-in-Fact*

On April 5, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public



RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Revolving Credit Deed of Trust (the "**Trust Deed**"), dated March 20, 2007, executed by HEATH JOHNSTON, A MARRIED MAN ("**Trustor**"), as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on March 21, 2007, as Entry No. 41404:2007, at Pages 1 through 9, official records of Utah County, Utah. The Trust Deed encumbers the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

Lot 17, Plat "E", CHERAPPLE FARMS SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

LESS AND EXCEPTING THEREFROM the most Westerly 15.00 feet of Lot 17, Plat "E", CHERAPPLE FARMS SUBDIVISION, Orem, Utah, according to the official plat thereof on file and of record in the Utah County Recorder's Office, Utah.

The Trust Property or its address is approximately known as follows: 1679 Skyline Drive, Orem, Utah 84097. The Trust Property's tax identification number is formerly known as: 36:429:0017. The Trust Property's tax identification number is now known as: 36:444:0019. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following:

1. The obligations which are represented by that certain Promissory Note, dated March 20, 2007, in the original principal sum of \$195,040.00, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "**Note No. 1**"), which H & S Investments, LLC, ("**Borrower No. 1**"), as borrower, and Trustor, as guarantor, made, executed and delivered to CENTRAL BANK; and
2. The obligations which are represented by that certain Promissory Note, dated June 30, 2016, in the original principal sum of \$286,639.77,

together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "Note No. 2"), which Willow Springs Phase 4, LLC ("Borrower No. 2"), as borrower, and Trustor, as guarantor, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
2. The accrued interest under Note No. 1 and Note No. 2 is past due and owing, and has not been paid.
3. The late fees under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and were not paid for five years. In an abundance of caution, Central Bank advanced certain sums from Note No. 1 and paid the delinquent real property taxes for the Trust Property.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor, Borrower No. 1 and/or Borrower No. 2.
6. There has been a material adverse change in Trustor's, Borrower No. 1's and/or Borrower No. 2's financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of Note No. 1, Note No. 2, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

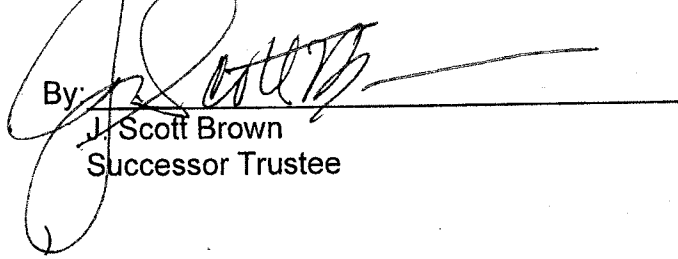
All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable Note No. 1, Note No. 2; and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays

DATED this 5<sup>th</sup> day of April 2024.

SUCCESSOR TRUSTEE:

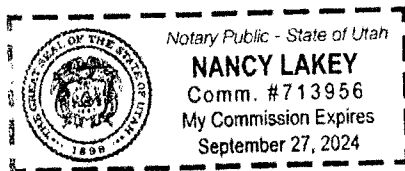
By:   
J. Scott Brown  
Successor Trustee

STATE OF UTAH

:ss

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



  
Notary Public

My Commission Expires:

9/27/2024

Residing at:

Syracuse, UT

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

[55153.07/Heath Johnston/Tennis Court]

Electronically Recorded For:  
SCALLEY READING BATES  
HANSEN & RASMUSSEN, P.C.  
Attn: Marlon L. Bates  
15 West South Temple, Ste 600  
Salt Lake City, Utah 84101  
Telephone No. (801) 531-7870  
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)  
Trustee No. 67152-56F  
Parcel 1: 02-012-0031  
Parcel 2: 02-012-0032

ENT 22176:2024 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Apr 05 03:03 PM FEE 40.00 BY KR  
RECORDED FOR Scallely Reading Bates Hanse  
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Deed of Trust, Security Agreement, and Financing Statement executed by Calvary Holdings, LLC, a Utah limited liability company, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on December 18, 2013, and recorded as Entry No. 114519:2013, Records of Utah County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the entire principal balance and all accrued interest and other charges on or before January 1, 2024, as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. The entire principal balance and all accrued interest and other charges, costs, taxes and assessments must be paid in full within three months of the recording of this notice to cure the default.

DATED this 5 day of April, 2024.

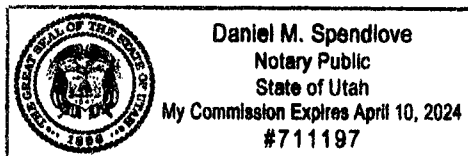
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

*Marlon L. Bates*

By: Marlon L. Bates  
Its: Supervising Partner

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE         )

The foregoing instrument was acknowledged before me this 5 day of April, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



*[Signature]*  
NOTARY PUBLIC

## EXHIBIT "A"

BEGINNING AT A POINT IN A FENCE LINE WHICH IS LOCATED NORTH 00°14'43" EAST PARALLEL TO THE MONUMENT LINE 230.73 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, PLAT "A", AMERICAN FORK CITY SURVEY OF BUILDING LOTS, SAID POINT ALSO BEING LOCATED SOUTH 89°18'04" EAST ALONG THE MONUMENT LINE 388.69 FEET AND NORTH 00°41'43" EAST PARALLEL TO THE MONUMENT LINE 263.73 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF 200 SOUTH AND 300 EAST STREETS; THENCE NORTH 89°04'33" WEST ALONG A FENCE LINE AND EXTENSION THEREOF 190.99 FEET TO A FENCE LINE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID FENCE: NORTH 01°06'36" EAST 145.90 FEET, NORTH 00°50'14" EAST 241.86 FEET, NORTH 89°26'43" WEST 36.00 FEET, NORTH 03°52'38" EAST 76.13 FEET AND NORTH 87°00'00" WEST 134.75 FEET TO THE RIGHT OF WAY LINE OF 300 EAST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 00°41'43" EAST 83.69 FEET TO THE RIGHT-OF-WAY LINE OF STATE ROAD 89; THENCE SOUTH 73°13'25" EAST ALONG SAID RIGHT-OF-WAY LINE 370.18 FEET; THENCE SOUTH 00°41'43" WEST PARALLEL TO MONUMENT LINE 451.01 FEET TO THE POINT OF BEGINNING.

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Deed of Trust (the "**Trust Deed**"), dated January 5, 2010, executed by DESERT PEAK MANAGEMENT GROUP, LLC ("**Trustor**"), as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on January 11, 2010, as Entry No. 2118:2010, at Pages 1 through 10, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "A" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Saratoga Springs, Utah 84045. The Trust Property's tax identification numbers are formerly known as: 58:23:122; 58:23:105; and 58:23:104. The Trust Property's tax identification numbers are now known as: 58:023:0332 and 58:023:0333. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following:

1. The obligations which are represented by that certain Promissory Note, dated January 5, 2010, in the original principal sum of \$778,142.00, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "**Note No. 1**"), which Trustor, as borrower, made, executed and delivered to CENTRAL BANK; and
2. The obligations which are represented by that certain Promissory Note, dated June 30, 2016, in the original principal sum of \$286,639.77, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "**Note No. 2**"), which Willow Springs Phase 4, LLC ("**Willow Springs**"), as borrower, and Trustor, as guarantor, made, executed and delivered to CENTRAL BANK.



Default has occurred under the Trust Deed as follows:

1. The monthly payments under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
2. The accrued interest under Note No. 1 and Note No. 2 is past due and owing, and has not been paid.
3. The late fees under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor and Willow Springs.
6. There has been a material adverse change in Trustor's and/or Willow Springs' financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of Note No. 1, Note No. 2, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable Note No. 1, Note No. 2, and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays

DATED this 5<sup>th</sup> day of April 2024.

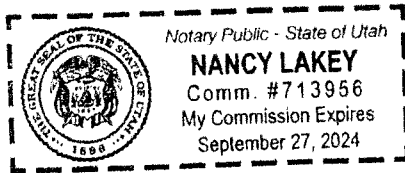
SUCCESSOR TRUSTEE:

By: [Signature]  
J. Scott Brown  
Successor Trustee

STATE OF UTAH )

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



[Signature]  
Notary Public

My Commission Expires:

9/27/2024

Residing at:

Syracuse, UT

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

[55153.07/Western Hills/Trust Deed 1]

**Exhibit "A"**  
**Legal Description**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°55'56" W 987.57 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00" E 1182.27 FEET; THENCE S89°51'19" W 1.69 FEET TO THE EASTERLY BOUNDARY OF HARVEST HILLS SUBDIVISION; THENCE N53°45'02" E 1060.67 FEET; THENCE S12°44'38" W 3.54 FEET TO THE SOUTHEAST CORNER OF THE HARVEST HILLS CONDOMINIUM PROJECT; THENCE N55°25'01" E 1415.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°04'51" E 83.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 122.93 FEET THROUGH A CENTRAL ANGLE OF 13°31'19", CHORD OF SAID CURVE BEARS S38°17'03" W 122.64 FEET; THENCE S45°02'42" W 141.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720.43 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 73.95 FEET THROUGH A CENTRAL ANGLE OF 05°52'54", CHORD OF SAID CURVE BEARS S47°59'15" W 73.92 FEET; THENCE S50°55'42" W 60.72 FEET; THENCE S18°49'00" E 427.37 FEET; THENCE N76°39'33" E 278.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°47'44" E 112.07 FEET; THENCE N78°02'07" E 28.86 FEET; THENCE S12°46'03" E 57.40 FEET; THENCE N81°01'36" W 0.49 FEET; THENCE S49°39'03" W 259.90 FEET; THENCE S44°30'03" W 245.29 FEET; THENCE S29°14'03" W 340.44 FEET; THENCE S29°14'03" W 695.82 FEET TO THE SOUTHERLY LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SECTION LINE S89°39'03" W 1326.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO ALPINE SCHOOL DISTRICT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH - THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST AND THE SOUTH QUARTER CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE - BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A PROPOSED ROADWAY LOCATED NORTH 142.13 FEET AND EAST 390.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, AND RUNNING THENCE NORTHERLY 216.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.00 FEET, AND PASSING THROUGH A CENTRAL ANGLE OF 37°12'42", CHORD BEARS N47°21'03" E 213.13 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 384.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 151.35 FEET, PASSING THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD BEARS N17°27'12" E 150.38 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, PASSING THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD BEARS N22°53'42" E 153.17 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S59°02'24" E 863.36 FEET; THENCE S29°14'03" W 419.38 FEET; THENCE S89°39'03" W 968.43 FEET; THENCE N09°02'42" E 21.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 96.32 FEET, PASSING THROUGH A CENTRAL ANGLE OF 19°42'35", CHORD BEARS N18°53'25" E 95.85 FEET; THENCE N28°44'42" E 14.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION BELONGING TO SOA FOR A CHURCH SITE:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°04'56" E 164.92 FEET; THENCE N53°31'57" E 500.87 FEET; THENCE S65°24'16" E 164.70 FEET; THENCE S06°09'42" W 112.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 106.42 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 105.73 FEET; THENCE S28°44'42" W 228.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS S77°15'33" W 117.94 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS

S88°09'39" W 4.26 FEET; THENCE S86°15'13" W 42.97 FEET; THENCE N89°55'56" W 11.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS N66°34'05" W 67.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 99.94 FEET, THROUGH A CENTRAL ANGLE OF 68°10'09", CHORD OF SAID CURVE BEARS N77°17'19" W 94.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO SARATOGA SPRINGS FOR A ROADWAY:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56" W 31.88 FEET ALONG THE SECTION LINE; THENCE N04°10'35" E 13.16 FEET; THENCE N00°21'15" E 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 155.22 FEET, THROUGH A CENTRAL ANGLE OF 90°17'11", CHORD OF SAID CURVE BEARS N44°47'20" W 139.65 FEET; THENCE N89°55'56" W 5.22 FEET; THENCE N86°52'46" W 56.33 FEET; THENCE N89°55'56" W 631.61 FEET TO THE EASTERLY LINE OF ASPEN HILL SUBDIVISION, PLAT A; THENCE N54°10'00" E 95.50 FEET; THENCE S89°55'56" E 554.26 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, THROUGH A CENTRAL ANGLE OF 44°47'55", CHORD OF SAID CURVE BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.19 FEET, THROUGH A CENTRAL ANGLE OF 91°31'36", CHORD OF SAID CURVE BEARS S88°58'03" E 120.37 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS S66°34'05" E 67.02 FEET; THENCE S89°55'56" E 11.85 FEET; THENCE N86°15'13" E 42.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°09'39" E 4.26 FEET; THENCE S89°55'56" E 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.68 FEET, THROUGH A CENTRAL ANGLE OF 61°19'10", CHORD OF SAID CURVE BEARS N59°24'29" E 271.29 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.55 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS N17°27'12" E 123.75 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 195.09 FEET,

THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS N22°53'42" E 192.33 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S50°22'18" E 68.00 FEET; THENCE S39°37'42" W 131.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS S22°53'42" W 153.17 FEET; THENCE S06°09'42" W 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 151.35 FEET THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 150.38 FEET; THENCE S28°44'42" W 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 357.47 FEET, THROUGH A CENTRAL ANGLE OF 61°19'22", CHORD OF SAID CURVE BEARS S59°24'23" W 340.66 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°01'31" W 4.26 FEET; THENCE N86°07'05" W 42.97 FEET; THENCE N89°55'56" W 5.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 154.23 FEET, THROUGH A CENTRAL ANGLE OF 89°42'49", CHORD OF SAID CURVE BEARS S45°12'39" W 138.95 FEET; THENCE S00°21'15" W 5.68 FEET; THENCE S03°27'06" E 12.61 FEET; THENCE S89°39'03" W 31.84 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION FOR A COMMERCIAL SITE:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS S89°55'56" E BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND THE SOUTHWEST CORNER OF SECTION 11 - BOTH FOUND MONUMENTS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N11°20'43" W 266.63 FEET TO THE SOUTHERLY LINE OF A PROPOSED ROADWAY (ASPEN HILLS BLVD.); THENCE N76°39'33" E 270.34 FEET TO THE RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE S12°45'25" E 115.56 FEET; THENCE S49°39'03" W 227.80 FEET; THENCE S44°30'03" W 89.17 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET AND N11°20'43" W 266.63 FEET AND N76°39'33" E 270.34 FEET AND S12°45'25" E

115.56 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N49°38'12" E 32.62 FEET; THENCE N12°01'43" W 57 FEET; THENCE S78°02'31" W 29.62 FEET; THENCE S12°45'25" E 72.52 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-A.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-B.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-C.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED SEPTEMBER 7, 2012, AS ENTRY NO. 76485:2012 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, AND THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF LOT 1205 ON THE SOUTHERLY BOUNDARY OF HARVEST HILLS SUBDIVISION, PLAT F, SAID POINT BEING N89°55'56" W 82.01 FEET ALONG THE SECTION LINE AND NORTH 693.50 FEET AND N89°51'28" E 51.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY N53°45'05" E 133.16 FEET TO THE EASTERLY CORNER OF SAID LOT 1205; THENCE S36°14'25" E 52.00 FEET; THENCE S53°45'05" W 132.55 FEET; THENCE N36°14'58" W 51.02 FEET TO THE NORTHEAST CORNER OF ASPEN HILLS SUBDIVISION PLAT A; THENCE N68°42'45" W 1.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED APRIL 11, 2013, AS ENTRY NO. 35069:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 WESTERN HILLS SUBDIVISION PLAT 1-B, SAID POINT LOCATED N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°04'56" E 265.07 FEET ALONG THE WESTERLY

BOUNDARY OF WESTERN HILLS PLAT 1-B; THENCE N00°03'44" E 202.50 FEET TO THE SOUTHERLY BOUNDARY OF ASPEN HILLS SUBDIVISION PLAT A; THENCE S54°10'00" W 406.56 FEET TO THE EASTERLY BOUNDARY OF THE OPEN SPACE PARCEL A-2 OF WESTERN HILLS PLAT 1-B; THENCE SOUTH 279.35 FEET TO THE NORTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD; THENCE S89°55'56" E 168.03 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S 89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.5 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, PASSING THROUGH A CENTRAL ANGLE OF 44°49'55", CHORD BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG SAID CURVE 34.24 FEET, PASSING THROUGH A CENTRAL ANGLE OF 23°21'27", CHORD BEARS N56°56'53" E 34.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100990:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1206 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 77.23 FEET AND NORTH 772.46 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 134.74 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1206, THENCE S58°42'47" E 56.28 FEET; THENCE S53°45'00" W 156.25 FEET; THENCE N36°14'55" W 52.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100991:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT THE SOUTHERLY CORNER OF LOT 1207 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 185.89 FEET AND NORTH 852.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 55.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1207, THENCE S25°08'54" E 53.00 FEET; THENCE S53°45'00" W 24.17 FEET; THENCE N58°42'47" W 56.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100992:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1208 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 230.96 FEET AND NORTH 885.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 107.99 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1208, THENCE S31°37'16" E 52.18 FEET; THENCE S53°45'00" W 113.98 FEET; THENCE N25°08'54" W 53.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100993:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1209 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 318.05 FEET AND NORTH 949.03 FEET FROM THE SOUTHWEST CORNER

OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 78.94 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1209, THENCE S31°37'01" E 52.18 FEET; THENCE S53°45'00" W 78.94 FEET; THENCE N31°37'16" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100994:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1210 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 381.71 FEET AND NORTH 995.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 84.90 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1210, THENCE S30°09'41" E 52.30 FEET; THENCE S53°45'00" W 83.57 FEET; THENCE N31°37'01" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED NOVEMBER 19, 2020, AS ENTRY NO. 184202:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD., WHICH POINT IS NORTH 89°39'03" EAST ALONG A SECTION LINE A DISTANCE OF 782.25 FEET AND NORTH 828.37 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 39°37'42" EAST 170.30 FEET; THENCE ALONG THE ARC OF A 916.00 FOOT RADIUS CURVE TO THE RIGHT 180.65 FEET THROUGH A CENTRAL ANGLE OF 11°18'00", THE CHORD BEARS NORTH 45°16'42" EAST 180.36 FEET; THENCE NORTH 50°55'42" EAST 196.51 FEET; THENCE ALONG THE ARC OF A 266.00 FOOT RADIUS CURVE TO THE RIGHT 181.39 FEET THROUGH A CENTRAL ANGLE OF 39°04'19", THE CHORD BEARS

NORTH 70°27'51" EAST 177.90 FEET; THENCE EAST 466.84 FEET; THENCE ALONG THE ARC OF 334.00 FOOT RADIUS CURVE TO THE LEFT 77.77 FEET THROUGH A CENTRAL ANGLE OF 13°20'27", THE CHORD BEARS NORTH 83°19'47" EAST 77.59 FEET; THENCE NORTH 76°39'33" EAST 6.70 FEET; THENCE SOUTH 11°20'43" EAST 266.63 FEET TO THE SOUTHERLY BOUNDARY OF THE WESTERN HILLS 1 LLC PROPERTY; THENCE SOUTH 44°30'03" WEST 156.12 FEET; THENCE SOUTH 29°14'03" WEST 608.59 FEET; THENCE NORTH 59°02'24" WEST 174.48 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE NORTH 59°02'24" WEST 207.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 692.29 FEET AND NORTH 1109.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE NORTH 53°44'56" EAST 229.03 FEET; THENCE SOUTH 12°38'05" WEST 3.54 FEET; THENCE NORTH 55°25'00" EAST 68.85 FEET; THENCE SOUTH 08°46'35" EAST 98.80 FEET; THENCE SOUTH 70°33'43" EAST 35.29 FEET; THENCE SOUTH 06°52'47" EAST 39.90 FEET; THENCE SOUTH 27°50'52" WEST 60.88 FEET; THENCE SOUTH 41°47'34" EAST 53.05 FEET; THENCE ALONG THE ARC OF A 984.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.84 FEET THROUGH A CENTRAL ANGLE OF 00°44'52", THE CHORD BEARS SOUTH 47°50'00" WEST 12.84 FEET; THENCE NORTH 41°51'39" WEST 131.02 FEET; THENCE SOUTH 75°30'48" WEST 48.12 FEET; THENCE SOUTH 53°40'30" WEST 130.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 960.57 FEET AND NORTH 720.31 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 59°02'24" EAST 495.95 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 28.82 FEET AND NORTH 625.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 53°40'13" EAST 823.50 FEET; THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE SOUTH 53°44'56" WEST 235.27 FEET; THENCE SOUTH 30°09'41" EAST 52.31 FEET; THENCE SOUTH 53°45'00" WEST 589.46 FEET; THENCE SOUTH 46°26'30" EAST 38.30 FEET TO THE POINT OF BEGINNING.

[55153.07/Westerns Hills/Trust Deed 1]

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Deed of Trust (the "**Trust Deed**"), dated March 3, 2010, executed by DESERT PEAK MANAGEMENT GROUP, LLC ("**Trustor**"), as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on March 8, 2010, as Entry No. 19084:2010, at Pages 1 through 10, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "**A**" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Saratoga Springs, Utah 84045. The Trust Property's tax identification number is formerly known as: 58:23:0105. The Trust Property's tax identification numbers are now known as: 58:023:0332 and 58:023:0333. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following:

1. The obligations which are represented by that certain Promissory Note, dated March 3, 2010, in the original principal sum of \$696,876.00, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "**Note No. 1**"), which Trustor, as borrower, made, executed and delivered to CENTRAL BANK; and
2. The obligations which are represented by that certain Promissory Note, dated June 30, 2016, in the original principal sum of \$286,639.77, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, "**Note No. 2**"), which Willow Springs Phase 4, LLC ("**Willow Springs**"), as borrower, and Trustor, as guarantor, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
2. The accrued interest under Note No. 1 and Note No. 2 is past due and owing, and has not been paid.
3. The late fees under Note No. 1 and Note No. 2 are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor and Willow Springs.
6. There has been a material adverse change in Trustor's and/or Willow Springs' financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of Note No. 1, Note No. 2, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable Note No. 1, Note No. 2, and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays



**Exhibit "A"**  
**Legal Description**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°55'56" W 987.57 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00" E 1182.27 FEET; THENCE S89°51'19" W 1.69 FEET TO THE EASTERLY BOUNDARY OF HARVEST HILLS SUBDIVISION; THENCE N53°45'02" E 1060.67 FEET; THENCE S12°44'38" W 3.54 FEET TO THE SOUTHEAST CORNER OF THE HARVEST HILLS CONDOMINIUM PROJECT; THENCE N55°25'01" E 1415.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°04'51" E 83.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 122.93 FEET THROUGH A CENTRAL ANGLE OF 13°31'19", CHORD OF SAID CURVE BEARS S38°17'03" W 122.64 FEET; THENCE S45°02'42" W 141.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720.43 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 73.95 FEET THROUGH A CENTRAL ANGLE OF 05°52'54", CHORD OF SAID CURVE BEARS S47°59'15" W 73.92 FEET; THENCE S50°55'42" W 60.72 FEET; THENCE S18°49'00" E 427.37 FEET; THENCE N76°39'33" E 278.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°47'44" E 112.07 FEET; THENCE N78°02'07" E 28.86 FEET; THENCE S12°46'03" E 57.40 FEET; THENCE N81°01'36" W 0.49 FEET; THENCE S49°39'03" W 259.90 FEET; THENCE S44°30'03" W 245.29 FEET; THENCE S29°14'03" W 340.44 FEET; THENCE S29°14'03" W 695.82 FEET TO THE SOUTHERLY LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SECTION LINE S89°39'03" W 1326.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO ALPINE SCHOOL DISTRICT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH - THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST AND THE SOUTH QUARTER CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE - BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A PROPOSED ROADWAY LOCATED NORTH 142.13 FEET AND EAST 390.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, AND RUNNING THENCE NORTHERLY 216.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.00 FEET, AND PASSING THROUGH A CENTRAL ANGLE OF 37°12'42", CHORD BEARS N47°21'03" E 213.13 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 384.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 151.35 FEET, PASSING THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD BEARS N17°27'12" E 150.38 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, PASSING THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD BEARS N22°53'42" E 153.17 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S59°02'24" E 863.36 FEET; THENCE S29°14'03" W 419.38 FEET; THENCE S89°39'03" W 968.43 FEET; THENCE N09°02'42" E 21.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 96.32 FEET, PASSING THROUGH A CENTRAL ANGLE OF 19°42'35", CHORD BEARS N18°53'25" E 95.85 FEET; THENCE N28°44'42" E 14.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION BELONGING TO SOA FOR A CHURCH SITE:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°04'56" E 164.92 FEET; THENCE N53°31'57" E 500.87 FEET; THENCE S65°24'16" E 164.70 FEET; THENCE S06°09'42" W 112.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 106.42 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 105.73 FEET; THENCE S28°44'42" W 228.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS S77°15'33" W 117.94 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS

S88°09'39" W 4.26 FEET; THENCE S86°15'13" W 42.97 FEET; THENCE N89°55'56" W 11.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS N66°34'05" W 67.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 99.94 FEET, THROUGH A CENTRAL ANGLE OF 68°10'09", CHORD OF SAID CURVE BEARS N77°17'19" W 94.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO SARATOGA SPRINGS FOR A ROADWAY:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56" W 31.88 FEET ALONG THE SECTION LINE; THENCE N04°10'35" E 13.16 FEET; THENCE N00°21'15" E 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 155.22 FEET, THROUGH A CENTRAL ANGLE OF 90°17'11", CHORD OF SAID CURVE BEARS N44°47'20" W 139.65 FEET; THENCE N89°55'56" W 5.22 FEET; THENCE N86°52'46" W 56.33 FEET; THENCE N89°55'56" W 631.61 FEET TO THE EASTERLY LINE OF ASPEN HILL SUBDIVISION, PLAT A; THENCE N54°10'00" E 95.50 FEET; THENCE S89°55'56" E 554.26 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, THROUGH A CENTRAL ANGLE OF 44°47'55", CHORD OF SAID CURVE BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.19 FEET, THROUGH A CENTRAL ANGLE OF 91°31'36", CHORD OF SAID CURVE BEARS S88°58'03" E 120.37 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS S66°34'05" E 67.02 FEET; THENCE S89°55'56" E 11.85 FEET; THENCE N86°15'13" E 42.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°09'39" E 4.26 FEE; THENCE S89°55'56" E 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.68 FEET, THROUGH A CENTRAL ANGLE OF 61°19'10", CHORD OF SAID CURVE BEARS N59°24'29" E 271.29 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.55 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS N17°27'12" E 123.75 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 195.09 FEET,

THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS N22°53'42" E 192.33 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S50°22'18" E 68.00 FEET; THENCE S39°37'42" W 131.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS S22°53'42" W 153.17 FEET; THENCE S06°09'42" W 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 151.35 FEET THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 150.38 FEET; THENCE S28°44'42" W 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 357.47 FEET, THROUGH A CENTRAL ANGLE OF 61°19'22", CHORD OF SAID CURVE BEARS S59°24'23" W 340.66 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°01'31" W 4.26 FEET; THENCE N86°07'05" W 42.97 FEET; THENCE N89°55'56" W 5.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 154.23 FEET, THROUGH A CENTRAL ANGLE OF 89°42'49", CHORD OF SAID CURVE BEARS S45°12'39" W 138.95 FEET; THENCE S00°21'15" W 5.68 FEET; THENCE S03°27'06" E 12.61 FEET; THENCE S89°39'03" W 31.84 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION FOR A COMMERCIAL SITE:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS S89°55'56" E BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND THE SOUTHWEST CORNER OF SECTION 11 - BOTH FOUND MONUMENTS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N11°20'43" W 266.63 FEET TO THE SOUTHERLY LINE OF A PROPOSED ROADWAY (ASPEN HILLS BLVD.); THENCE N76°39'33" E 270.34 FEET TO THE RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE S12°45'25" E 115.56 FEET; THENCE S49°39'03" W 227.80 FEET; THENCE S44°30'03" W 89.17 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET AND N11°20'43" W 266.63 FEET AND N76°39'33" E 270.34 FEET AND S12°45'25" E

115.56 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N49°38'12" E 32.62 FEET; THENCE N12°01'43" W 57 FEET; THENCE S78°02'31" W 29.62 FEET; THENCE S12°45'25" E 72.52 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-A.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-B.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-C.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED SEPTEMBER 7, 2012, AS ENTRY NO. 76485:2012 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, AND THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF LOT 1205 ON THE SOUTHERLY BOUNDARY OF HARVEST HILLS SUBDIVISION, PLAT F, SAID POINT BEING N89°55'56" W 82.01 FEET ALONG THE SECTION LINE AND NORTH 693.50 FEET AND N89°51'28" E 51.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY N53°45'05" E 133.16 FEET TO THE EASTERLY CORNER OF SAID LOT 1205; THENCE S36°14'25" E 52.00 FEET; THENCE S53°45'05" W 132.55 FEET; THENCE N36°14'58" W 51.02 FEET TO THE NORTHEAST CORNER OF ASPEN HILLS SUBDIVISION PLAT A; THENCE N68°42'45" W 1.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED APRIL 11, 2013, AS ENTRY NO. 35069:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 WESTERN HILLS SUBDIVISION PLAT 1-B, SAID POINT LOCATED N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°04'56" E 265.07 FEET ALONG THE WESTERLY

BOUNDARY OF WESTERN HILLS PLAT 1-B; THENCE N00°03'44" E 202.50 FEET TO THE SOUTHERLY BOUNDARY OF ASPEN HILLS SUBDIVISION PLAT A; THENCE S54°10'00" W 406.56 FEET TO THE EASTERLY BOUNDARY OF THE OPEN SPACE PARCEL A-2 OF WESTERN HILLS PLAT 1-B; THENCE SOUTH 279.35 FEET TO THE NORTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD; THENCE S89°55'56" E 168.03 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S 89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.5 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, PASSING THROUGH A CENTRAL ANGLE OF 44°49'55", CHORD BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG SAID CURVE 34.24 FEET, PASSING THROUGH A CENTRAL ANGLE OF 23°21'27", CHORD BEARS N56°56'53" E 34.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100990:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1206 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 77.23 FEET AND NORTH 772.46 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 134.74 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1206, THENCE S58°42'47" E 56.28 FEET; THENCE S53°45'00" W 156.25 FEET; THENCE N36°14'55" W 52.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100991:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1207 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 185.89 FEET AND NORTH 852.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 55.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1207, THENCE S25°08'54" E 53.00 FEET; THENCE S53°45'00" W 24.17 FEET; THENCE N58°42'47" W 56.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100992:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1208 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 230.96 FEET AND NORTH 885.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 107.99 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1208, THENCE S31°37'16" E 52.18 FEET; THENCE S53°45'00" W 113.98 FEET; THENCE N25°08'54" W 53.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100993:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1209 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 318.05 FEET AND NORTH 949.03 FEET FROM THE SOUTHWEST CORNER

OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 78.94 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1209, THENCE S31°37'01" E 52.18 FEET; THENCE S53°45'00" W 78.94 FEET; THENCE N31°37'16" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100994:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1210 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 381.71 FEET AND NORTH 995.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 84.90 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1210, THENCE S30°09'41" E 52.30 FEET; THENCE S53°45'00" W 83.57 FEET; THENCE N31°37'01" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED NOVEMBER 19, 2020, AS ENTRY NO. 184202:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD., WHICH POINT IS NORTH 89°39'03" EAST ALONG A SECTION LINE A DISTANCE OF 782.25 FEET AND NORTH 828.37 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 39°37'42" EAST 170.30 FEET; THENCE ALONG THE ARC OF A 916.00 FOOT RADIUS CURVE TO THE RIGHT 180.65 FEET THROUGH A CENTRAL ANGLE OF 11°18'00", THE CHORD BEARS NORTH 45°16'42" EAST 180.36 FEET; THENCE NORTH 50°55'42" EAST 196.51 FEET; THENCE ALONG THE ARC OF A 266.00 FOOT RADIUS CURVE TO THE RIGHT 181.39 FEET THROUGH A CENTRAL ANGLE OF 39°04'19", THE CHORD BEARS

NORTH 70°27'51" EAST 177.90 FEET; THENCE EAST 466.84 FEET; THENCE ALONG THE ARC OF 334.00 FOOT RADIUS CURVE TO THE LEFT 77.77 FEET THROUGH A CENTRAL ANGLE OF 13°20'27", THE CHORD BEARS NORTH 83°19'47" EAST 77.59 FEET; THENCE NORTH 76°39'33" EAST 6.70 FEET; THENCE SOUTH 11°20'43" EAST 266.63 FEET TO THE SOUTHERLY BOUNDARY OF THE WESTERN HILLS 1 LLC PROPERTY; THENCE SOUTH 44°30'03" WEST 156.12 FEET; THENCE SOUTH 29°14'03" WEST 608.59 FEET; THENCE NORTH 59°02'24" WEST 174.48 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE NORTH 59°02'24" WEST 207.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 692.29 FEET AND NORTH 1109.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE NORTH 53°44'56" EAST 229.03 FEET; THENCE SOUTH 12°38'05" WEST 3.54 FEET; THENCE NORTH 55°25'00" EAST 68.85 FEET; THENCE SOUTH 08°46'35" EAST 98.80 FEET; THENCE SOUTH 70°33'43" EAST 35.29 FEET; THENCE SOUTH 06°52'47" EAST 39.90 FEET; THENCE SOUTH 27°50'52" WEST 60.88 FEET; THENCE SOUTH 41°47'34" EAST 53.05 FEET; THENCE ALONG THE ARC OF A 984.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.84 FEET THROUGH A CENTRAL ANGLE OF 00°44'52", THE CHORD BEARS SOUTH 47°50'00" WEST 12.84 FEET; THENCE NORTH 41°51'39" WEST 131.02 FEET; THENCE SOUTH 75°30'48" WEST 48.12 FEET; THENCE SOUTH 53°40'30" WEST 130.02 FEET TO THE POINT OF BEGINNING.



ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 960.57 FEET AND NORTH 720.31 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 59°02'24" EAST 495.95 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 28.82 FEET AND NORTH 625.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 53°40'13" EAST 823.50 FEET; THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE SOUTH 53°44'56" WEST 235.27 FEET; THENCE SOUTH 30°09'41" EAST 52.31 FEET; THENCE SOUTH 53°45'00" WEST 589.46 FEET; THENCE SOUTH 46°26'30" EAST 38.30 FEET TO THE POINT OF BEGINNING.

[55153.07/Westerns Hills/Trust Deed 2]

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Construction Deed of Trust (the "**Trust Deed**"), dated December 21, 2010, executed by WESTERN HILLS 1, LLC ("**Trustor**"), as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on February 4, 2011, as Entry No. 11364:2011, at Pages 1 through 12, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "A" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Saratoga Springs, Utah 84045. The Trust Property's tax identification numbers are formerly known as: 58:022:0112; 58:022:0113; 58:023:0154; 58:023:0156; 58:023:0182; 58:023:0189; 58:023:0158; 58:023:0185; 58:023:0186; 58:023:0187; 58:023:0188; 58:023:0161; 58:023:0163; and 58:023:0167. The Trust Property's tax identification numbers are now known as: 58:023:0332 and 58:023:0333. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following: the obligations which are represented by that certain Promissory Note, dated December 21, 2010, in the original principal sum of \$3,780,095.81, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, the "**Note**"), which Trustor, as borrower, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under the Note are past due and owing, and have not been paid.
2. The accrued interest under the Note is past due and owing, and has not been paid.

3. The late fees under the Note are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor.
6. There has been a material adverse change in Trustor's financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of the Note, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable the Note and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays

[This space is intentionally left blank]

DATED this 5<sup>th</sup> day of April 2024.

SUCCESSOR TRUSTEE:

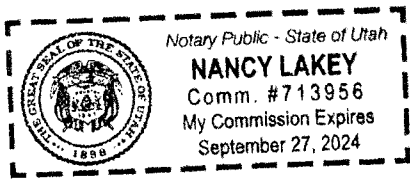
By: [Signature]  
J. Scott Brown  
Successor Trustee

STATE OF UTAH

:SS

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



[Signature]  
Notary Public

My Commission Expires:

9/27/2024

Residing at:

Syracuse, UT

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

[55153.07/Western Hills/Trust Deed 3]

**Exhibit "A"**  
**Legal Description**

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 10 AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89°55'56" W 987.57 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF ASPEN HILLS SUBDIVISION, PLAT A; THENCE ALONG SAID SUBDIVISION BOUNDARY N54°10'00" E 1182.27 FEET; THENCE S89°51'19" W 1.69 FEET TO THE EASTERLY BOUNDARY OF HARVEST HILLS SUBDIVISION; THENCE N53°45'02" E 1060.67 FEET; THENCE S12°44'38" W 3.54 FEET TO THE SOUTHEAST CORNER OF THE HARVEST HILLS CONDOMINIUM PROJECT; THENCE N55°25'01" E 1415.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°04'51" E 83.54 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 520.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 122.93 FEET THROUGH A CENTRAL ANGLE OF 13°31'19", CHORD OF SAID CURVE BEARS S38°17'03" W 122.64 FEET; THENCE S45°02'42" W 141.10 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 720.43 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 73.95 FEET THROUGH A CENTRAL ANGLE OF 05°52'54", CHORD OF SAID CURVE BEARS S47°59'15" W 73.92 FEET; THENCE S50°55'42" W 60.72 FEET; THENCE S18°49'00" E 427.37 FEET; THENCE N76°39'33" E 278.19 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD (SR-68); THENCE S12°47'44" E 112.07 FEET; THENCE N78°02'07" E 28.86 FEET; THENCE S12°46'03" E 57.40 FEET; THENCE N81°01'36" W 0.49 FEET; THENCE S49°39'03" W 259.90 FEET; THENCE S44°30'03" W 245.29 FEET; THENCE S29°14'03" W 340.44 FEET; THENCE S29°14'03" W 695.82 FEET TO THE SOUTHERLY LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID SECTION LINE S89°39'03" W 1326.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION DEEDED TO ALPINE SCHOOL DISTRICT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH - THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST AND THE SOUTH QUARTER CORNER OF SECTION 10 OF SAID TOWNSHIP AND RANGE - BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF A PROPOSED ROADWAY LOCATED NORTH 142.13 FEET AND EAST 390.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, AND RUNNING THENCE NORTHERLY 216.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.00 FEET, AND PASSING THROUGH A CENTRAL ANGLE OF 37°12'42", CHORD BEARS N47°21'03" E 213.13 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 384.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 151.35 FEET, PASSING THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD BEARS N17°27'12" E 150.38 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, PASSING THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD BEARS N22°53'42" E 153.17 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S59°02'24" E 863.36 FEET; THENCE S29°14'03" W 419.38 FEET; THENCE S89°39'03" W 968.43 FEET; THENCE N09°02'42" E 21.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 96.32 FEET, PASSING THROUGH A CENTRAL ANGLE OF 19°42'35", CHORD BEARS N18°53'25" E 95.85 FEET; THENCE N28°44'42" E 14.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION BELONGING TO SOA FOR A CHURCH SITE:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°04'56" E 164.92 FEET; THENCE N53°31'57" E 500.87 FEET; THENCE S65°24'16" E 164.70 FEET; THENCE S06°09'42" W 112.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 106.42 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 105.73 FEET; THENCE S28°44'42" W 228.52 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 266.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 118.93 FEET, THROUGH A CENTRAL ANGLE OF 25°37'03", CHORD OF SAID CURVE BEARS S77°15'33" W 117.94 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 3°48'51", CHORD OF SAID CURVE BEARS

S88°09'39" W 4.26 FEET; THENCE S86°15'13" W 42.97 FEET; THENCE N89°55'56" W 11.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS N66°34'05" W 67.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 99.94 FEET, THROUGH A CENTRAL ANGLE OF 68°10'09", CHORD OF SAID CURVE BEARS N77°17'19" W 94.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION DEEDED TO SARATOGA SPRINGS FOR A ROADWAY:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°55'56" W 31.88 FEET ALONG THE SECTION LINE; THENCE N04°10'35" E 13.16 FEET; THENCE N00°21'15" E 4.38 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 98.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 155.22 FEET, THROUGH A CENTRAL ANGLE OF 90°17'11", CHORD OF SAID CURVE BEARS N44°47'20" W 139.65 FEET; THENCE N89°55'56" W 5.22 FEET; THENCE N86°52'46" W 56.33 FEET; THENCE N89°55'56" W 631.61 FEET TO THE EASTERLY LINE OF ASPEN HILL SUBDIVISION, PLAT A; THENCE N54°10'00" E 95.50 FEET; THENCE S89°55'56" E 554.26 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, THROUGH A CENTRAL ANGLE OF 44°47'55", CHORD OF SAID CURVE BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 134.19 FEET, THROUGH A CENTRAL ANGLE OF 91°31'36", CHORD OF SAID CURVE BEARS S88°58'03" E 120.37 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 84.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 68.91 FEET, THROUGH A CENTRAL ANGLE OF 46°43'42", CHORD OF SAID CURVE BEARS S66°34'05" E 67.02 FEET; THENCE S89°55'56" E 11.85 FEET; THENCE N86°15'13" E 42.97 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°09'39" E 4.26 FEET; THENCE S89°55'56" E 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 284.68 FEET, THROUGH A CENTRAL ANGLE OF 61°19'10", CHORD OF SAID CURVE BEARS N59°24'29" E 271.29 FEET; THENCE N28°44'42" E 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 316.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 124.55 FEET, THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS N17°27'12" E 123.75 FEET; THENCE N06°09'42" E 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 195.09 FEET,

THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS N22°53'42" E 192.33 FEET; THENCE N39°37'42" E 131.75 FEET; THENCE S50°22'18" E 68.00 FEET; THENCE S39°37'42" W 131.75 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 266.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 155.37 FEET, THROUGH A CENTRAL ANGLE OF 33°28'00", CHORD OF SAID CURVE BEARS S22°53'42" W 153.17 FEET; THENCE S06°09'42" W 96.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 384.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 151.35 FEET THROUGH A CENTRAL ANGLE OF 22°35'00", CHORD OF SAID CURVE BEARS S17°27'12" W 150.38 FEET; THENCE S28°44'42" W 74.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 334.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 357.47 FEET, THROUGH A CENTRAL ANGLE OF 61°19'22", CHORD OF SAID CURVE BEARS S59°24'23" W 340.66 FEET; THENCE N89°55'56" W 71.80 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 64.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 4.26 FEET, THROUGH A CENTRAL ANGLE OF 03°48'51", CHORD OF SAID CURVE BEARS N88°01'31" W 4.26 FEET; THENCE N86°07'05" W 42.97 FEET; THENCE N89°55'56" W 5.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 154.23 FEET, THROUGH A CENTRAL ANGLE OF 89°42'49", CHORD OF SAID CURVE BEARS S45°12'39" W 138.95 FEET; THENCE S00°21'15" W 5.68 FEET; THENCE S03°27'06" E 12.61 FEET; THENCE S89°39'03" W 31.84 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION FOR A COMMERCIAL SITE:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARINGS FOR SAID PARCEL IS S89°55'56" E BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND THE SOUTHWEST CORNER OF SECTION 11 - BOTH FOUND MONUMENTS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N11°20'43" W 266.63 FEET TO THE SOUTHERLY LINE OF A PROPOSED ROADWAY (ASPEN HILLS BLVD.); THENCE N76°39'33" E 270.34 FEET TO THE RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE S12°45'25" E 115.56 FEET; THENCE S49°39'03" W 227.80 FEET; THENCE S44°30'03" W 89.17 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT EAST 1942.11 FEET AND NORTH 1023.7 FEET AND N11°20'43" W 266.63 FEET AND N76°39'33" E 270.34 FEET AND S12°45'25" E



115.56 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N49°38'12" E 32.62 FEET; THENCE N12°01'43" W 57 FEET; THENCE S78°02'31" W 29.62 FEET; THENCE S12°45'25" E 72.52 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-A.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-B.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF WESTERN HILLS PLAT 1-C.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED SEPTEMBER 7, 2012, AS ENTRY NO. 76485:2012 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHWEST 1/4 SECTION 11, AND THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF LOT 1205 ON THE SOUTHERLY BOUNDARY OF HARVEST HILLS SUBDIVISION, PLAT F, SAID POINT BEING N89°55'56" W 82.01 FEET ALONG THE SECTION LINE AND NORTH 693.50 FEET AND N89°51'28" E 51.85 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY N53°45'05" E 133.16 FEET TO THE EASTERLY CORNER OF SAID LOT 1205; THENCE S36°14'25" E 52.00 FEET; THENCE S53°45'05" W 132.55 FEET; THENCE N36°14'58" W 51.02 FEET TO THE NORTHEAST CORNER OF ASPEN HILLS SUBDIVISION PLAT A; THENCE N68°42'45" W 1.16 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED APRIL 11, 2013, AS ENTRY NO. 35069:2013 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 11 WESTERN HILLS SUBDIVISION PLAT 1-B, SAID POINT LOCATED N89°55'56" W 29.70 FEET ALONG THE SECTION LINE AND NORTH 225.69 FEET FROM THE SOUTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N00°04'56" E 265.07 FEET ALONG THE WESTERLY

BOUNDARY OF WESTERN HILLS PLAT 1-B; THENCE N00°03'44" E 202.50 FEET TO THE SOUTHERLY BOUNDARY OF ASPEN HILLS SUBDIVISION PLAT A; THENCE S54°10'00" W 406.56 FEET TO THE EASTERLY BOUNDARY OF THE OPEN SPACE PARCEL A-2 OF WESTERN HILLS PLAT 1-B; THENCE SOUTH 279.35 FEET TO THE NORTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD; THENCE S89°55'56" E 168.03 FEET; THENCE N87°00'54" E 56.33 FEET; THENCE S 89°55'56" E 6.78 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 98.5 FEET; THENCE ALONG THE ARC OF SAID CURVE 77.02 FEET, PASSING THROUGH A CENTRAL ANGLE OF 44°49'55", CHORD BEARS N67°40'07" E 75.07 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 84.00 FEET; THENCE ALONG SAID CURVE 34.24 FEET, PASSING THROUGH A CENTRAL ANGLE OF 23°21'27", CHORD BEARS N56°56'53" E 34.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100990:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1206 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 77.23 FEET AND NORTH 772.46 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 134.74 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1206, THENCE S58°42'47" E 56.28 FEET; THENCE S53°45'00" W 156.25 FEET; THENCE N36°14'55" W 52.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100991:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1207 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 185.89 FEET AND NORTH 852.14 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 55.89 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1207, THENCE S25°08'54" E 53.00 FEET; THENCE S53°45'00" W 24.17 FEET; THENCE N58°42'47" W 56.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100992:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1208 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 230.96 FEET AND NORTH 885.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 107.99 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1208, THENCE S31°37'16" E 52.18 FEET; THENCE S53°45'00" W 113.98 FEET; THENCE N25°08'54" W 53.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100993:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1209 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 318.05 FEET AND NORTH 949.03 FEET FROM THE SOUTHWEST CORNER

OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 78.94 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1209, THENCE S31°37'01" E 52.18 FEET; THENCE S53°45'00" W 78.94 FEET; THENCE N31°37'16" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A QUIT-CLAIM DEED RECORDED OCTOBER 22, 2018, AS ENTRY NO. 100994:2018 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. THE BASIS OF BEARING FOR SAID PARCEL IS N89°55'56" W BETWEEN THE SOUTHWEST CORNER OF SECTION 11, AND THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF LOT 1210 HARVEST HILLS PLANNED UNIT DEVELOPMENT PLAT F, AS SHOWN ON THE RECORDED PLAT IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT LOCATED EAST 381.71 FEET AND NORTH 995.71 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N53°45'05" E 84.90 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1210, THENCE S30°09'41" E 52.30 FEET; THENCE S53°45'00" W 83.57 FEET; THENCE N31°37'01" W 52.18 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION DEEDED BY WAY OF A WARRANTY DEED RECORDED NOVEMBER 19, 2020, AS ENTRY NO. 184202:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ASPEN HILLS BLVD., WHICH POINT IS NORTH 89°39'03" EAST ALONG A SECTION LINE A DISTANCE OF 782.25 FEET AND NORTH 828.37 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 39°37'42" EAST 170.30 FEET; THENCE ALONG THE ARC OF A 916.00 FOOT RADIUS CURVE TO THE RIGHT 180.65 FEET THROUGH A CENTRAL ANGLE OF 11°18'00", THE CHORD BEARS NORTH 45°16'42" EAST 180.36 FEET; THENCE NORTH 50°55'42" EAST 196.51 FEET; THENCE ALONG THE ARC OF A 266.00 FOOT RADIUS CURVE TO THE RIGHT 181.39 FEET THROUGH A CENTRAL ANGLE OF 39°04'19", THE CHORD BEARS

NORTH 70°27'51" EAST 177.90 FEET; THENCE EAST 466.84 FEET; THENCE ALONG THE ARC OF 334.00 FOOT RADIUS CURVE TO THE LEFT 77.77 FEET THROUGH A CENTRAL ANGLE OF 13°20'27", THE CHORD BEARS NORTH 83°19'47" EAST 77.59 FEET; THENCE NORTH 76°39'33" EAST 6.70 FEET; THENCE SOUTH 11°20'43" EAST 266.63 FEET TO THE SOUTHERLY BOUNDARY OF THE WESTERN HILLS 1 LLC PROPERTY; THENCE SOUTH 44°30'03" WEST 156.12 FEET; THENCE SOUTH 29°14'03" WEST 608.59 FEET; THENCE NORTH 59°02'24" WEST 174.48 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF A 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE NORTH 59°02'24" WEST 207.94 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 692.29 FEET AND NORTH 1109.40 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE NORTH 53°44'56" EAST 229.03 FEET; THENCE SOUTH 12°38'05" WEST 3.54 FEET; THENCE NORTH 55°25'00" EAST 68.85 FEET; THENCE SOUTH 08°46'35" EAST 98.80 FEET; THENCE SOUTH 70°33'43" EAST 35.29 FEET; THENCE SOUTH 06°52'47" EAST 39.90 FEET; THENCE SOUTH 27°50'52" WEST 60.88 FEET; THENCE SOUTH 41°47'34" EAST 53.05 FEET; THENCE ALONG THE ARC OF A 984.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 12.84 FEET THROUGH A CENTRAL ANGLE OF 00°44'52", THE CHORD BEARS SOUTH 47°50'00" WEST 12.84 FEET; THENCE NORTH 41°51'39" WEST 131.02 FEET; THENCE SOUTH 75°30'48" WEST 48.12 FEET; THENCE SOUTH 53°40'30" WEST 130.02 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 960.57 FEET AND NORTH 720.31 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 59°02'24" EAST 495.95 FEET; THENCE NORTH 29°37'53" EAST 90.03 FEET; THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 36.09 FEET THROUGH A CENTRAL ANGLE OF 37°36'03", THE CHORD BEARS SOUTH 79°16'08" EAST 35.45 FEET; THENCE SOUTH 25°27'49" WEST 73.04 FEET; THENCE SOUTH 26°49'37" EAST 11.89 FEET; THENCE SOUTH 48°18'08" EAST 11.92 FEET; THENCE SOUTH 59°02'24" EAST 52.98 FEET; THENCE SOUTH 72°01'38" EAST 14.56 FEET; THENCE NORTH 81°59'55" EAST 14.59 FEET; THENCE NORTH 29°14'03" EAST 485.20 FEET; THENCE NORTH 60°22'07" WEST 103.83 FEET; THENCE NORTH 29°37'53" EAST 54.34 FEET; THENCE NORTH 60°24'58" WEST 129.28 FEET; THENCE NORTH 88°45'16" WEST 197.05 FEET; THENCE SOUTH 30°57'36" WEST 98.56 FEET; THENCE NORTH 59°02'24" WEST 72.27 FEET; THENCE ALONG THE ARC OF 238.00 FOOT RADIUS CURVE TO THE RIGHT 8.54 FEET THROUGH A CENTRAL ANGLE OF 02°03'18", THE CHORD BEARS NORTH 58°00'45" WEST 8.54 FEET; THENCE SOUTH 33°00'54" WEST 95.64 FEET; THENCE NORTH 57°44'23" WEST 42.47 FEET; THENCE SOUTH 30°57'36" WEST 171.54 FEET; THENCE NORTH 59°02'24" WEST 87.65 FEET TO THE NORTHERLY BOUNDARY OF THE ALPINE SCHOOL DISTRICT PROPERTY; THENCE SOUTH 30°57'36" WEST 105.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°39'03" EAST ALONG THE SECTION LINE A DISTANCE OF 28.82 FEET AND NORTH 625.63 FEET FROM THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 53°40'13" EAST 823.50 FEET; THENCE NORTH 36°14'55" WEST 88.54 FEET; THENCE SOUTH 53°44'56" WEST 235.27 FEET; THENCE SOUTH 30°09'41" EAST 52.31 FEET; THENCE SOUTH 53°45'00" WEST 589.46 FEET; THENCE SOUTH 46°26'30" EAST 38.30 FEET TO THE POINT OF BEGINNING.

[55153.07/Westerns Hills/Trust Deed 3]

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Deed of Trust (the "**Trust Deed**"), dated April 17, 2018, executed by CEDAR CORNERS MANAGEMENT, LLC ("**Trustor**"), as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on April 18, 2018, as Entry No. 35845:2018, at Pages 1 through 11, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "**A**" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Eagle Mountain, Utah 84043. The Trust Property's tax identification number is formerly known as: 59:007:0027. The Trust Property's tax identification number is now known as: 59:007:0082. The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following: the obligations which are represented by that certain Promissory Note, dated April 17, 2018, in the original principal sum of \$3,262,070.28, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, the "**Note**"), which Western Hills 1 and Kevin Casey (collectively, "**Borrowers**"), as borrowers, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under the Note are past due and owing, and have not been paid.
2. The accrued interest under the Note is past due and owing, and has not been paid.
3. The late fees under the Note are past due and owing, and have not been paid.

4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor and Borrowers.
6. There has been a material adverse change in Trustor's and/or Borrowers' financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of the Note, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable the Note and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays

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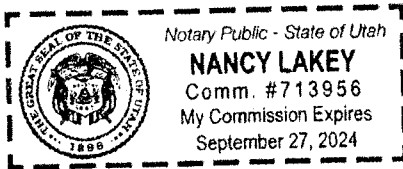
DATED this 5<sup>th</sup> day of April 2024.

SUCCESSOR TRUSTEE:

By: *J. Scott Brown*  
J. Scott Brown  
Successor Trustee

STATE OF UTAH )  
  ) :ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



*Nancy Lakey*  
Notary Public

My Commission Expires:  
9/27/2024

Residing at:  
Syracuse, UT

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

[55153.07/Cedar Corners/Trust Deed 1]

**Exhibit "A"**  
**Legal Description**

Commencing North 16.92 feet and West 2670.38 feet from the East quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 1289.18 feet; thence East 820.18 feet; thence South 20° 21' 29" East 107.76 feet; thence South 10° 41' 50" East 1433.32 feet; thence along the arc of 2200 foot radius curve 157.80 feet to the right, the chord of which bears South 6° 8' 31" East 157.76 feet; thence West 1140.59 feet; thence North 0° 0' 2" East 377.1 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that land described in that certain Quit-Claim Deed recorded November 10, 2003 as Entry No. 179089:2003 in the Utah County Recorder's office, further described as follows: Beginning at a point which is North 0° 42' 54" East 40.79 feet along the section line and South 89° 38' 52" East 2,824.57 feet from the West Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 3° 12' 09" East 88.60 feet; thence South 89° 38' 52" East 850.03 feet to the West line of a County Road; thence South 11° 38' 39" East 90.47 feet along said west line; thence North 89° 38' 53" West 873.24 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that land described in that same Quit-Claim Deed recorded November 10, 2003 as Entry No. 179089:2003 in the Utah County Recorder's office, further described as follows: Beginning at a point which is South 0° 25' 24" West 45.40 feet along the Section line and South 89° 38' 52" East 2,820.59 feet from the West Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North 3° 12' 09" East 86.30 feet; thence South 89° 38' 52" East 873.24 feet to the West line of a County Road; thence South 11° 38' 39" East 88.12 feet along said west line; thence North 89° 38' 52" West 895.85 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that land described in that same Quit-Claim Deed recorded November 10, 2003 as Entry No. 179089:2003 in the Utah County Recorder's office, further described as follows: Beginning at a point which is South 0° 25' 24" West 45.40 feet along the Section line and South 89° 38' 52" East 2,820.59 feet from the West Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 38' 52" East 895.85 feet to the west line of a County Road; thence South 11° 38' 39" East 53.44 feet along said west line; thence along the arc of a 2,175.00 foot radius curve to the right 32.48 feet with a central angle of 0° 51' 21" along said west line; thence North 89° 38' 52" West 917.66 feet; thence North 3° 12' 09" East 84.20 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that land described in that certain Warranty Deed recorded April 28, 2009 as Entry No. 45775:2009 in the Utah County Recorder's office, further described as a parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, County of Utah, State of Utah, being more particularly described as follows: Commencing at the North Quarter corner of Section 7, Township

6 South, Range 1 West, Salt Lake Base and Meridian, a found brass cap, running thence South 89° 25' 51" East a distance of 406.76 feet and South 00° 34' 09" West a distance of 1082.60 feet to the true point of beginning; thence along the parcel boundary the following (5) five courses: 1. South 86° 32' 04" East a distance of 324.00 feet to the beginning of a curve to the left; 2. having a radius of 1178.63 feet (chord bears South 15° 57' 56" East a distance of 241.16 feet), thence along the arc of said curve a distance of 241.58 feet; 3. South 21° 51' 15" East a distance of 18.42 feet to a point on the north line of the Land Design Group; 4. North 89° 32' 04" West along said north line a distance of 409.80 feet; 5. North 02° 54' 29" East a distance of 248.58 feet to the point of beginning, said point lies South 65° 04' 31" West a distance of 2515.25 feet from the Northeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found monument.

ALSO LESS AND EXCEPTING THEREFROM that land described in that certain Warranty Deed recorded May 31, 2017 as Entry No. 52091:2017 in the Utah County Recorder's office, further described as follows: Beginning at a point which is South 89° 40' 43" East 357.10 feet and South 1372.389 feet from the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 89° 57' 56" East 450.287 feet; thence South 20° 21' 29" East 107.76 feet; thence South 10° 41' 49" East 511.146 feet; thence West 484.57 feet; thence North 01° 04' 14" East 126.43 feet; thence northwesterly 491.27 feet along the arc of a 1085.00 foot radius tangent curve to the left (chord bears North 11° 54' 02" West 487.08 feet); to the point of beginning.

[55153.07/Cedar Corners/Trust Deed 1]

RECORDED AT REQUEST OF,  
AND WHEN RECORDED MAIL TO:

J. Scott Brown, Esq.  
COHNE KINGHORN  
A Professional Corporation  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111

ENT 22207:2024 PG 1 of 17  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 Apr 05 03:25 PM FEE 84.00 BY KR  
RECORDED FOR Cohne Kinghorn, P.C.  
ELECTRONICALLY RECORDED

## NOTICE OF DEFAULT

PLEASE TAKE NOTICE that J. Scott Brown, Esq., of COHNE KINGHORN, is successor trustee under that certain Deed of Trust (the "**Trust Deed**"), dated April 17, 2018, executed by CEDAR CORNERS MANAGEMENT, LLC, as trustor, in favor of CENTRAL BANK, as trustee and as beneficiary. The Trust Deed was filed for record in the office of the Utah County, Utah Recorder on April 18, 2018, as Entry No. 35827:2018, at Pages 1 through 20, official records of Utah County, Utah. The Trust Deed encumber the following described parcel of real property (the "**Trust Property**") situated in Utah County, Utah:

See Exhibit "**A**" for the Legal Description, which exhibit is attached hereto.

The Trust Property or its address is approximately known as follows: Vacant Land, Eagle Mountain, Utah 84005.

The Trust Property's tax identification numbers are formerly known as: 59:044:0114; 59:044:0116; 59:044:0118; 59:044:0120; 59:044:0122; 59:044:0124; 59:044:0126; 59:044:0130; 59:044:0128; 59:007:0027; 59:044:0131; 59:005:0012; 59:005:0016; 59:007:0001; 59:007:0005; 59:007:0028; 59:007:0030; and 59:007:0077.

The Trust Property's tax identification numbers are now known as: 59:005:0012; 59:005:0016; 59:007:0028; 59:007:0030; 59:007:0077; 59:007:0115; 59:007:0116; 59:007:0117; 59:007:0118; 59:007:0120; and 59:007:0121.

The Successor Trustee hereby disclaims liability for any error in the legal description, address or any other common designation of the Trust Property.

The Trust Deed was given for good and valuable consideration and to secure certain obligations in favor of CENTRAL BANK including, but not limited to, the following: the obligations which are represented by that certain Promissory Note, dated April 17, 2018, in the original principal sum of \$3,262,070.28, together with any and all renewals, extensions, modifications, refinancings, consolidations, and/or substitutions (collectively, the "**Note**"), which Western Hills 1 and Kevin Casey (collectively, "**Borrowers**"), as borrowers, made, executed and delivered to CENTRAL BANK.

Default has occurred under the Trust Deed as follows:

1. The monthly payments under the Note are past due and owing, and have not been paid.
2. The accrued interest under the Note is past due and owing, and has not been paid.
3. The late fees under the Note are past due and owing, and have not been paid.
4. The real property taxes for the Trust Property, which taxes were due and owing and have not paid.
5. The failure to comply with or perform other obligations, covenants and conditions contained in the agreements between CENTRAL BANK and Trustor and Borrowers.
6. There has been a material adverse change in Trustor's and/or Borrowers' financial conditions and/or business operations, which CENTRAL BANK believes the prospect of payment or performance of the "Indebtedness," as defined by the Trust Deed, is impaired.
7. Lender (*i.e.*, Central Bank) in good faith believes itself insecure.

Because of such defaults, CENTRAL BANK has declared and hereby declares all sums secured thereby to be immediately due and payable, and has elected and hereby elects to cause the Trust Property to be sold to satisfy the obligations secured thereby. Interest and late fees continue to accrue at the default interest rate in accordance with the terms and provisions of the Note, the Trust Deed and the related loan documents, the amounts of which will be furnished by CENTRAL BANK upon request.

All costs and expenses incident to foreclosure of the Trust Deed, and exercise of the power of sale including, but not limited to, reasonable attorneys' fees, are also chargeable the Note and related loan documents, and which are secured by the Trust Deed.

Pursuant to UTAH CODE ANN. § 57-1-26(3)(b), the following information is provided:

J. Scott Brown, Esq.  
COHNE KINGHORN  
111 East Broadway, 11<sup>th</sup> Floor  
Salt Lake City, Utah 84111  
Telephone No.: (801) 363-4300  
Office Hours: 8:30 a.m. through 5:30 p.m.  
Monday through Friday, except holidays

DATED this 5<sup>th</sup> day of April 2024.

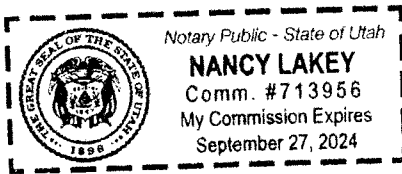
SUCCESSOR TRUSTEE.

By: J. Scott Brown  
J. Scott Brown  
Successor Trustee

STATE OF UTAH

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April 2024, by J. Scott Brown, Esq., of COHNE KINGHORN, Successor Trustee of the Trust Deed, referred to in said instrument.



Nancy Lakey  
Notary Public

My Commission Expires:

9/27/2024

Residing at:

Syracuse, UT

**THIS NOTICE IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

[55153.07/Cedar Corners/Trust Deed 2]

**Exhibit "A"**  
**Legal Description**

**PARCEL 1 (Tax Serial No. 59:005:0012):**

Commencing South 89° 11' 02" East along the Section line 3311.64 feet and North 335.70 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 685.00 feet; thence North 00° 11' 18" West 334.98 feet; thence North 89° 15' 02" West 685.00 feet; thence South 00° 11' 18" East 334.98 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 636.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described rights of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord

bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for 414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

**PARCEL 2 (Tax Serial No. 59:005:0016):**

Commencing South 89° 11' 02" East along the section line, 2678.39 feet and North 55.99 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 15' 02" East 578.16 feet; thence North 00° 11' 18" West 404.89 feet; thence North 89° 15' 02" West 572.05 feet; thence South 00° 40' 33" West 404.84 feet to the point of beginning.

TOGETHER WITH the following described property for a right of way for ingress and egress:

Commencing South 89° 11' 02" East along the Section line 2677.73 feet from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian, which point is the Southeast corner of said Section, and is also South 38.14 feet and East 2677.26 feet from the South quarter corner of said Section 6; thence North 89° 11' 02" West along the section line 56.00 feet; thence North 00° 40' 33" East 1339.69 feet; thence South 89° 15' 02" East 670.79 feet along the quarter section line; thence South 00° 11' 18" East 1339.93 feet; thence North 89° 15' 02" West 635.00 feet; thence North 00° 40' 33" East 55.99 feet; thence North 00° 40' 33" East 1227.77 feet; thence South 89° 15' 02" East 559.64 feet; thence South 00° 11' 18" East 1227.93 feet; thence North 89° 15' 02" West 578.16 feet; thence South 00° 40' 33" West 55.99 feet to the point of beginning.

TOGETHER WITH the following described rights of way for ingress and egress:

Commencing North 740.42 feet and East 677.08 feet (Basis of bearing based on the line from the South quarter corner of section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake base and Meridian; thence South 89° 11' 02" East 1953.43 feet; thence North 00° 40' 33" East 56.00 feet; thence North 89° 11' 02" West 1970.03 feet; thence on a 1396.14 foot radius curve to the left 2.77 feet, (chord bears South 15° 43' 29" East for 2.77 feet); thence South 15° 50' 03" East 55.68 feet to the point of beginning.

Commencing South 9.63 feet and East 675.59 feet, (basis of bearing, based on the line from the South quarter corner of Section 6, Township 6 South, Range 1 West, Salt Lake Base and Meridian to the Southeast corner of said Section was called South 89° 11' 02" East) from the South quarter corner of Section 6, Township 6 South, Range 1



West, Salt Lake Base and Meridian; thence on a 3832.66 foot radius curve to the right 178.95 feet, (chord bears North 07° 38' 37" East for 178.93 feet); thence North 08° 58' 51" East 121.20 feet; thence on a 909.19 foot radius curve to the left 393.73 feet, (chord bears North 03° 25' 36" West for 390.66 feet); thence North 15° 50' 03" West 121.20 feet; thence on a 1396.14 foot radius curve to the right 397.30 feet, (chord bears North 07° 40' 56" West 395.96 feet); thence North 89° 31' 48" West 66.01 feet; thence on a 1462.14 foot radius curve to the left 416.08 feet, (chord bears South 07° 40' 56" East for 414.67 feet); thence South 15° 50' 03" East 121.20 feet; thence on a 843.10 foot radius curve to the right 365.14 feet, (chord bears South 03° 25' 36" East for 362.30 feet); thence South 08° 58' 51" West 121.20 feet; thence on a 3898.66 foot radius curve to the left 188.37 feet, (chord bears South 07° 35' 48" West for 188.34 feet); thence South 89° 11' 02" East 66.29 feet to the point of beginning.

**PARCEL 3 (Tax Serial No. 59:007:0028):**

Commencing 266.368 feet South and 656.105 feet East of the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence along the arc of a 3131.00 foot radius curve to the left 521.409 feet, the chord bears South 02° 64' 32" East 520.807 feet; thence South 07° 20' 53" East 248.49 feet; thence the arc of a 1178.63 foot radius curve to the left 298.39 feet, the chord bears South 14° 36' 03" East 297.594 feet; thence South 21° 51' 15" East 18.418 feet; thence South 89° 32' 04" East 716.00 feet; thence North 1065.476 feet; thence North 89° 11' 02" West 853.122 feet to the point of beginning.

**PARCEL 4 (Tax Serial No. 59:007:0030):**

Commencing South 16.47 feet and East 1661.65 feet from the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 1016.32 feet; thence South 00° 26' 42" West 1326.91 feet; thence North 89° 32' 04" West 1158.51 feet; thence North 1065.47 feet; thence South 89° 11' 02" East 149.41 feet; thence North 00° 43' 33" East 257.00 feet; thence North 00° 40' 33" East 7.20 feet to the point of beginning.

**PARCEL 5 (Tax Serial No. 59:007:0077):**

Commencing at the North quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 25' 56" East 675.95 feet; thence along a curve to the right (chord bears South 04° 59' 14" West 182.22 feet, radius= 3832.66 feet); thence along a curve to the right (chord bears South 02° 54' 33" West 78.24 feet, radius= 3131.00 feet); thence along a curve to the left (chord bears South 02° 34' 32" East 520.81 feet, radius= 3131.00 feet); thence South 07° 20' 53" East 248.49 feet; thence along a curve to the left (chord bears South 14° 36' 03" East 297.59 feet, radius= 1178.63 feet); thence South 21° 51' 15" East 18.42 feet; thence

North 89° 32' 04" West 799.73 feet; thence North 00° 16' 52" East 1331.69 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that land described in that certain Scrivener's Affidavit recorded June 24, 2009 as Entry No. 69973:2009 in the Utah County Recorder's office, further described as a parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, County of Utah, State of Utah, being more particularly described as follows: Commencing at the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found brass cap, running thence South 89° 25' 51" East a distance of 406.76 feet and South 00° 34' 09" West a distance of 1082.60 feet to the true point of beginning; thence along the parcel boundary the following (5) five courses: 1. South 89° 32' 04" East a distance of 324.00 feet to the beginning of a curve to the left; 2. having a radius of 1178.63 feet (chord bears South 15° 57' 56" East a distance of 241.16 feet), thence along the arc of said curve a distance of 241.58 feet; 3. South 21° 51' 15" East a distance of 18.42 feet to a point on the north line of the Land Design Group; 4. North 89° 32' 04" West along said north line a distance of 409.80 feet; 5. North 02° 54' 29" East a distance of 248.58 feet to the point of beginning, said point lies South 65° 04' 31" West a distance of 2515.25 feet from the Northeast corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, a found monument.

ALSO LESS AND EXCEPTING THEREFROM that portion described in that certain Partial Reconveyance recorded on November 17, 2023 as Entry No. 75515:2023 in the Utah County Recorder's office, described as follows:

A parcel of land located in the Northeast Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah, and described as follows: Commencing at the North Quarter Corner of said Section 7; thence 420.37 feet South 89°25'53" East along the section line; thence 656.23 feet South 00°34'09" West to the point of beginning; thence North 90°00'00" East 50.00 feet; thence South 00°00'00" East 50.00 feet; thence North 90°00'00" West 50.00 feet; thence North 00°00'00" East 50.00 feet to the point of beginning.

**PARCEL 6 (Tax Serial No. 59:007:0115):**

Lot 1, (also described as the Northwest quarter of the Northwest quarter) and the West half of the Northeast quarter of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded November 4, 2019 as Entry No. 114598:2019, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID

SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded January 28, 2020 as Entry No. 11191:2020, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS SOUTH 00°28'03" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 540.61 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°56'13" (CHORD BEARS SOUTH 44°33'25" EAST 28.27 FEET); THENCE SOUTH 00°24'42" WEST 115.80 FEET; THENCE NORTH 88°40'36" EAST 577.09 FEET; THENCE SOUTH 88°02'01" EAST 531.68 FEET; THENCE SOUTH 00°33'30" WEST 111.51 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 4°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET) TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 5°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 87.57 FEET; THENCE SOUTH 00°24'42"

WEST 1024.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.93 FEET; THENCE SOUTH 88°44'16" WEST 678.08 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'01" (CHORD BEARS NORTH 21°20'30" EAST 16.17 FEET) TO THE POINT OF A 673.50 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'21" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'45" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 740.85 FEET; THENCE SOUTH 89°30'01" EAST 1336.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded September 3, 2020 as Entry No. 134355:2020 in the Utah County Recorder's office, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST 613.56 FEET; THENCE SOUTH 00°24'42" WEST 1334.06 FEET; THENCE NORTH 89°35'17" WEST 58.72 FEET; THENCE NORTH 00°24'43" EAST 0.50 FEET; THENCE NORTHEASTERLY 15.51 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NONTANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 22°37'31" EAST 15.12 FEET; THENCE NORTH 00°24'42" EAST 1273.14 FEET; THENCE NORTHWESTERLY 31.39 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 44°33'25" WEST 28.27 FEET; THENCE NORTH 89°31'31" WEST 540.61 FEET; THENCE NORTH 89°30'01" WEST 1336.60 FEET; THENCE NORTH 00°25'45" EAST 26.50 FEET; THENCE SOUTH 89°30'01" EAST 1336.62 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded June 30, 2021 as Entry No. 117347:2021 in the Utah County Recorder's office, described as follows:

Beginning at a point which is South 89°31'31" East along the Section line at a distance of 606.20 feet and South 1024.93 feet from the Northwest corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian and running thence North 88°24'21" East 554.37 feet; thence South 87°36'22" East 546.41 feet; thence North 87°21'54" East 53.07 feet; thence South 00°20'39" West 298.01 feet; thence

Southeasterly 16.20 feet along the arc of a 20 00 foot radius tangent curve to the left (chord bears South 22°51'23" East 15.76 feet) to a point on the North right-of-way line of Bobby Wren Boulevard: thence along said right-of-way line North 89°35'17" West 1153.46 feet, thence Northwesterly 16.22 feet along the arc of a 20.00 foot radius non-tangent curve to the right (chord bears North 22°49'21" West 15.78 feet); thence North 00°24'42" East 294.66 feet to the point of beginning.

**PARCEL 7 (Tax Serial No. 59:007:0116):**

Commencing at the Northeast corner of the Northwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence West 10 chains; thence South 20 chains; thence East 10 chains; thence North 20 chains to the point of beginning.

LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded April 24, 2017, as Entry No. 38955:2017 in the Utah County Recorder's Office, also described as follows:

A parcel of land located in the Northwest Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the city of Eagle Mountain, Utah County, Utah. The basis of bearings for said parcel is North 89° 46' 17" West between the North Quarter corner and the Northwest corner of said Section 7, said parcel being more particularly described as follows:

Beginning at a point North 89° 46' 17" West 456.32 feet along the Section line and South 842.63 feet from the North Quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 301.28 feet to the beginning of a curve to the left having a radius of 1100.00 feet; thence along the arc of said curve a length of 123.46 feet, passing through a central angle of 6° 25' 50", chord bears South 29° 22' 55" East 123.39 feet; thence South 32° 35' 49" East 165.48 feet; thence South 0° 16' 52" West 36.43 feet; thence South 65° 25' 11" West 283.52 feet to the beginning of a curve to the right having a radius of 425.00 feet; thence along said curve a length of 183.57 feet, passing through a central angle of 24°44' 51", chord bears South 77° 47' 37" West 182.15 feet; thence North 89° 49' 58" West 18.16 feet; thence North 0° 25' 07" East 439.77 feet to the point of beginning.

ALSO LESS AND EXCEPTING that portion conveyed in that certain Warranty Deed recorded August 19, 2021 as Entry No. 144812:2021 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS NORTH 89°31'31" WEST 250.70 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°33'30" WEST 350.88 FEET TO THE POINT OF A TANGENT 1085.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 355.60 FEET THROUGH A CENTRAL ANGLE OF 18°46'43" (CHORD BEARS SOUTH 08°49'52" EAST 354.02 FEET); THENCE SOUTH 71°46'47" WEST 170.50

FEET TO THE POINT OF A NON-TANGENT 1255.50 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 177.54 FEET THROUGH A CENTRAL ANGLE OF 08°06'08" (CHORD BEARS NORTH 14°10'09" WEST 177.39 FEET); THENCE SOUTH 79°52'55" WEST 29.07 FEET TO THE POINT OF A TANGENT 500.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 90.09 FEET THROUGH A CENTRAL ANGLE OF 10°19'25" (CHORD BEARS SOUTH 85°02'37" WEST 89.97 FEET); THENCE NORTH 89°47'40" WEST 401.52 FEET TO THE POINT OF A NON-TANGENT 1771.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 249.93 FEET THROUGH A CENTRAL ANGLE OF 08°05'08" (CHORD BEARS NORTH 03°29'05" WEST 249.72 FEET); THENCE NORTH 00°33'30" EAST 349.88 FEET TO THE SECTION LINE; THENCE SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 686.00 FEET TO THE POINT OF BEGINNING.

**Parcel 8 (Tax Serial No. 59:007:0117):**

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded on October 25, 2018 as Entry No. 102379:2018 in the Utah County Recorder's office, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 626.84 FEET AND SOUTH 912.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE ALONG THE ARC OF A 1526.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE

OF 142.42 FEET THROUGH A CENTRAL ANGLE OF  $5^{\circ}20'45''$  (CHORD BEARS NORTH  $87^{\circ}15'05''$  EAST 142.37 FEET) TO THE POINT OF A 3973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 807.35 FEET THROUGH A CENTRAL ANGLE OF  $11^{\circ}38'29''$  (CHORD BEARS SOUTH  $89^{\circ}36'02''$  EAST 805.96 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 105.27 FEET THROUGH A CENTRAL ANGLE OF  $5^{\circ}52'34''$  (CHORD BEARS SOUTH  $86^{\circ}43'04''$  EAST 105.23 FEET); THENCE SOUTH  $89^{\circ}39'21''$  EAST 6.93 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.42 FEET THROUGH A CENTRAL ANGLE OF  $90^{\circ}00'00''$  (CHORD BEARS SOUTH  $44^{\circ}39'21''$  EAST 28.28 FEET); THENCE SOUTH  $00^{\circ}20'39''$  WEST 389.62 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF  $46^{\circ}32'12''$  (CHORD BEARS SOUTH  $23^{\circ}36'45''$  WEST 15.80 FEET); THENCE NORTH  $89^{\circ}35'17''$  WEST 1088.01 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF  $46^{\circ}28'06''$  (CHORD BEARS NORTH  $22^{\circ}49'21''$  WEST 15.78 FEET); THENCE NORTH  $00^{\circ}24'42''$  EAST 386.85 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.25 FEET THROUGH A CENTRAL ANGLE OF  $89^{\circ}30'46''$  (CHORD BEARS NORTH  $45^{\circ}10'05''$  EAST 28.16 FEET) TO THE POINT OF BEGINNING.

**Parcel 9 (Tax Serial No. 59:007:0118):**

BEGINNING AT A POINT WHICH IS SOUTH  $89^{\circ}31'31''$  EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH  $89^{\circ}31'31''$  EAST 412.40 FEET; THENCE SOUTH  $00^{\circ}24'42''$  WEST 120.57 FEET; THENCE SOUTH  $88^{\circ}40'46''$  WEST 432.62 FEET; THENCE NORTH  $00^{\circ}24'42''$  EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH  $45^{\circ}26'35''$  EAST 28.30 FEET) TO THE POINT OF BEGINNING.

**Parcel 10 (Tax Serial No. 59:007:0120):**

BEGINNING AT A POINT WHICH IS SOUTH  $89^{\circ}31'31''$  EAST ALONG THE SECTION LINE A DISTANCE OF 612.41 FEET AND SOUTH 160.63 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH  $88^{\circ}40'46''$  EAST 432.62 FEET; THENCE NORTH  $00^{\circ}24'42''$  EAST 120.57 FEET; THENCE SOUTH  $89^{\circ}31'31''$  EAST 183.00 FEET; THENCE SOUTH  $00^{\circ}24'42''$  WEST 120.09 FEET; THENCE SOUTH  $88^{\circ}02'01''$  EAST 440.05 FEET; THENCE SOUTH  $00^{\circ}33'30''$  WEST 191.77 FEET; THENCE SOUTHEASTERLY 106.84 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS

SOUTH 01°07'11" EAST 106.82 FEET; THENCE NORTH 86°09'47" WEST 485.32 FEET; THENCE SOUTH 87°01'15" WEST 574.23 FEET; THENCE NORTH 00°24'42" EAST 302.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM that portion described in that certain Deed of Partial Reconveyance recorded on October 25, 2018 as Entry No. 102379:2018 in the Utah County Recorder's office, described as follows:

A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°28'03" WEST 26.50 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 89°31'31" EAST 540.61 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.39 FEET THROUGH A CENTRAL ANGLE OF 89°56'13" (CHORD BEARS SOUTH 44°33'25" EAST 28.27 FEET); THENCE SOUTH 00°24'42" WEST 115.80 FEET; THENCE NORTH 88°40'36" EAST 577.09 FEET; THENCE SOUTH 88°02'01" EAST 531.68 FEET; THENCE SOUTH 00°33'30" WEST 111.51 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 31.87 FEET THROUGH A CENTRAL ANGLE OF 91°18'38" (CHORD BEARS SOUTH 46°12'49" WEST 28.61 FEET) TO THE POINT OF A 973.50 FOOT COMPOUND CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 72.01 FEET THROUGH A CENTRAL ANGLE OF 4°14'18" (CHORD BEARS NORTH 86°00'43" WEST 72.00 FEET) TO THE POINT OF A 4026.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 829.49 FEET THROUGH A CENTRAL ANGLE OF 11°48'12" (CHORD BEARS NORTH 89°47'40" WEST 828.02 FEET TO THE POINT OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 100.27 FEET THROUGH A CENTRAL ANGLE OF 5°54'06" (CHORD BEARS SOUTH 87°15'17" WEST 100.23 FEET); THENCE NORTH 89°47'40" WEST 87.57 FEET; THENCE SOUTH 00°24'42" WEST 1024.58 FEET TO THE POINT OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'11" (CHORD BEARS SOUTH 23°38'45" WEST 15.78 FEET); THENCE NORTH 89°35'17" WEST 555.93 FEET; THENCE SOUTH 88°44'16" WEST 678.08 FEET TO THE POINT OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.65 FEET THROUGH A CENTRAL ANGLE OF 47°42'01" (CHORD BEARS NORTH 21°20'30" EAST 16.17 FEET) TO THE POINT OF A 673.50 FOOT COMPOUND CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 612.95 FEET THROUGH A CENTRAL ANGLE OF 52°08'39" (CHORD BEARS NORTH 28°34'33" WEST 592.01 FEET); THENCE SOUTH 35°21'08" WEST 130.00 FEET TO THE POINT OF A NON-TANGENT 543.50



FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 117.68 FEET THROUGH A CENTRAL ANGLE OF 12°24'21" (CHORD BEARS NORTH 60°51'04" WEST 117.45 FEET) TO THE POINT OF A 356.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 178.96 FEET THROUGH A CENTRAL ANGLE OF 28°45'45" (CHORD BEARS NORTH 52°40'24" WEST 177.09 FEET); THENCE NORTH 89°34'01" WEST 57.32 FEET; THENCE NORTH 00°25'45" EAST 740.85 FEET; THENCE SOUTH 89°30'01" EAST 1336.60 FEET TO THE POINT OF BEGINNING.

**Parcel 11 (Tax Serial No. 59:007:0121):**

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 587.06 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°31'31" EAST ALONG SAID SECTION LINE A DISTANCE OF 1082.22 FEET; THENCE SOUTH 00°33'30" WEST 349.77 FEET TO THE POINT OF A 1850.50 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 337.43 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 336.96 FEET) TO THE POINT OF A 947.00 FEET RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 169.14 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 168.92 FEET); THENCE SOUTH 00°20'39" WEST 464.79 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°31'33" (CHORD BEARS SOUTH 23°44'19" WEST 15.80 FEET); THENCE NORTH 89°35'17" WEST 1126.93 FEET TO THE POINT OF A NON-TANGENT 20.00 FEET RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ALL THAT PORTION OF LAND DESCRIBED IN WARRANTY DEED BY PRIME 28, LLC, AS GRANTOR, AND WITH CEDAR CORNERS MANAGEMENT, LLC, AS GRANTEE, RECORDED JUNE 4, 2020, AS ENTRY NO. 76502:2020, UTAH COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°30'01" WEST ALONG THE SECTION LINE AT A DISTANCE OF 844.39 FEET AND SOUTH 933.45 FEET FROM THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 51°42'00" EAST 737.66 FEET; THENCE SOUTH 38°33'31" EAST 53.00 FEET; THENCE SOUTH 36°07'21" EAST 100.36 FEET; THENCE SOUTH 30°41'25" EAST 98.76 FEET; THENCE SOUTH 37°55'12" EAST 69.02 FEET; THENCE SOUTH 74°51'23" EAST 66.33 FEET; THENCE SOUTH 89°47'40" EAST 571.60 FEET; THENCE NORTH 83°13'33" EAST 53.42 FEET; THENCE SOUTH 00°24'42" WEST

580.76 FEET; THENCE SOUTHEASTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°35'17" WEST 621.19 FEET; 2) SOUTH 88°44'16" WEST 934.72 FEET; THENCE NORTH 07°31'36" EAST 236.98 FEET; THENCE NORTH 19°50'25" EAST 206.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE AT A DISTANCE OF 606.20 FEET AND SOUTH 1024.93 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 88°24'21" EAST 554.37 FEET; THENCE SOUTH 87°36'22" EAST 546.41 FEET; THENCE NORTH 87°21'54" EAST 53.07 FEET; THENCE SOUTH 00°20'39" WEST 298.01 FEET; THENCE SOUTHEASTERLY 16.20 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOBBY WREN BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89°35'17" WEST 1153.46 FEET; THENCE NORTHWESTERLY 16.22 FEET ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 22°49'21" WEST 15.78 FEET); THENCE NORTH 00°24'42" EAST 294.66 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING: A TRACT OF LAND BEING SITUATE IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 89°31'31" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER OF SAID SECTION 7, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS THENCE SOUTH 89°31'31" EAST 560.56 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7, AND RUNNING THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 1161.72 FEET; THENCE SOUTH 00°33'30" WEST 349.88 FEET TO THE POINT OF A 1771.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 322.93 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS SOUTH 04°39'56" EAST 322.48 FEET) TO THE POINT OF A 1026.50 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 183.34 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS SOUTH 04°46'21" EAST 183.10 FEET); THENCE SOUTH 00°20'39" WEST 464.92 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.20 FEET THROUGH A CENTRAL ANGLE OF 46°24'03" (CHORD BEARS SOUTH 22°51'23" EAST 15.76 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.24 FEET THROUGH A CENTRAL ANGLE OF 46°32'12" (CHORD BEARS NORTH 23°36'45" EAST 15.80 FEET); THENCE NORTH 00°20'39"

EAST 464.81 FEET TO THE POINT OF A 973.50 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 173.87 FEET THROUGH A CENTRAL ANGLE OF 10°14'00" (CHORD BEARS NORTH 04°46'21" WEST 173.64 FEET) TO THE POINT OF A 1824.00 FOOT RADIUS REVERSE CURVE; THENCE ALONG SAID CURVE A DISTANCE OF 332.60 FEET THROUGH A CENTRAL ANGLE OF 10°26'51" (CHORD BEARS NORTH 04°39'56" WEST 332.14 FEET); THENCE NORTH 00°33'30" EAST 303.28 FEET TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.45 FEET THROUGH A CENTRAL ANGLE OF 90°05'01" (CHORD BEARS NORTH 44°29'01" WEST 28.30 FEET); THENCE NORTH 89°31'31" WEST 1015.60 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 31.44 FEET THROUGH A CENTRAL ANGLE OF 90°03'47" (CHORD BEARS SOUTH 45°26'35" WEST 28.30 FEET); THENCE SOUTH 00°24'42" WEST 1273.04 FEET; TO THE POINT OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'06" (CHORD BEARS SOUTH 22°49'21" EAST 15.78 FEET); THENCE NORTH 89°35'17" WEST 65.45 FEET TO THE POINT OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 16.22 FEET THROUGH A CENTRAL ANGLE OF 46°28'09" (CHORD BEARS NORTH 23°38'46" EAST 15.78 FEET); THENCE NORTH 00°24'42" EAST 1319.62 FEET; TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded on November 29, 2022 as Entry No. 120892:2022 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 610.24 FEET AND SOUTH 462.73 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 87°01'15" EAST 574.23 FEET; THENCE SOUTH 86°09'47" EAST 485.32 FEET; THENCE SOUTHEASTERLY 225.76 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 06°20'37" EAST 225.62 FEET); THENCE SOUTHEASTERLY 173.87 FEET ALONG THE ARC OF A 973.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°46'21" EAST 173.64 FEET); THENCE SOUTH 00°20'39" WEST 169.66 FEET; THENCE NORTH 87°36'22" WEST 546.41 FEET; THENCE SOUTH 88°24'21" WEST 554.37 FEET; THENCE NORTH 00°24'42" EAST 562.18 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 633.39 FEET AND SOUTH 26.50 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE SOUTH 89°31'31" EAST 412.40 FEET; THENCE SOUTH 00°24'42" WEST 120.57 FEET; THENCE SOUTH 88°40'46" WEST 432.62 FEET; THENCE NORTH 00°24'42" EAST 114.10 FEET; THENCE NORTHEASTERLY 31.44 FEET ALONG THE ARC OF A 20.00

FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 45°26'35" EAST 28.30 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Warranty Deed recorded on November 29, 2022 as Entry No. 120944:2022 in the Utah County Recorder's office, described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 89°31'31" EAST ALONG THE SECTION LINE A DISTANCE OF 612.41 FEET AND SOUTH 160.63 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE NORTH 88°40'46" EAST 432.62 FEET; THENCE NORTH 00°24'42" EAST 120.57 FEET; THENCE SOUTH 89°31'31" EAST 183.00 FEET; THENCE SOUTH 00°24'42" WEST 120.09 FEET; THENCE SOUTH 88°02'01" EAST 440.05 FEET; THENCE SOUTH 00°33'30" WEST 191.77 FEET; THENCE SOUTHEASTERLY 106.84 FEET ALONG THE ARC OF A 1824.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 01°07'11" EAST 106.82 FEET; THENCE NORTH 86°09'47" WEST 485.32 FEET; THENCE SOUTH 87°01'15" WEST 574.23 FEET; THENCE NORTH 00°24'42" EAST 302.10 FEET TO THE POINT OF BEGINNING.

[55153.07/Cedar Corners/Trust Deed 2]

WHEN RECORDED, RETURN TO:  
MILLER HARRISON LLC  
5292 South College Drive, Suite 304  
Murray, Utah 84123  
801-692-0799  
Acct: 2023-0172

**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN THAT the The Towns at Brylee Farms Owners Sub-Association (the "Association") on March 23, 2023, recorded in the offices of the Utah County Recorder, as Entry No. 17887:2023, a Notice of Lien upon those certain lands and premises owned by Carlos T Polanco Polanco, located at 5290 North Folkstone Drive, Eagle Mountain, UT 84005, lying in Utah County, Utah and further described as follows:

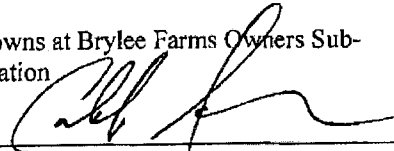
Legal Description: LOT 112, PLAT 1, THE TOWNS AT BRYLEE FARMS, PHASE B SUB AREA 0.022 AC.  
Parcel ID #: 53:606:0112

A breach of the Owner's obligations has occurred, as provided in the Declaration of Covenants, Conditions, and Restrictions for The Towns at Brylee Farms Owners Sub-Association, as amended (the "Declaration"), which obligations are secured by the above-described property, and the Owner has defaulted and failed to make payment. The Association has elected, pursuant to the terms of the Declaration and other applicable law, to declare the Owner's entire amount of unpaid common area maintenance fees, interest, and late fees, attorney's fees, and costs of collection and foreclosure to be immediately due and payable. By pursuing its rights of nonjudicial foreclosure under this Notice of Default, the Association is not attempting to, nor will the Association collect through nonjudicial foreclosure, any fine which may have accrued as part of the Association's continuing lien as precluded in Utah Code §§ 57-8a-303 and 57-8-46, whether included in the notice of lien or not. The Association further hereby gives notice that the above-described real property shall be sold to satisfy the aforestated obligations, in addition to present and further accruing interest, reasonable attorney's fees, and other costs of collection and further accruing common area maintenance fees and penalties.

In accordance with Utah Code Ann. §57-1-26(3)(b), a copy of this notice is being sent to the owner(s) of the above property. This notice reflects a debt against the property and is not an attempt to collect a debt from the owner(s), to the extent he/she/the have discharged personal liability through bankruptcy proceedings.

DATE FILED: April 5, 2024.

STATE OF UTAH )  
 ) ss  
County of SALT LAKE )

The Towns at Brylee Farms Owners Sub-Association  
  
Caleb O. Andrews, *Attorney-in-Fact*

On April 5, 2024, personally appeared before me Caleb O. Andrews, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

  
Notary Public

