

After Recording Return To:
Pakravan Family Trust dated 1993
3131 Antelo Rd.
Los Angeles, CA 90077

13198350
2/20/2020 3:53:00 PM \$40.00
Book - 10899 Pg - 792-793
RASHELLE HOBBS
Recorder, Salt Lake County, UT
eTITLE INSURANCE AGENCY
BY: eCASH, DEPUTY - EF 2 P.

Case No.19.74742.1/BP

Parcel ID #: 28-27-201-012_{PL}

(Space above for County Recorder's use)

TRUSTEE'S DEED

This deed is made by eTitle Insurance Agency ("eTitle"), as trustee under the trust deed described below, in favor of Danny F. Pakravan, as trustee of the Pakravan Family Trust dated 1993, 3131 Antelo Rd., Los Angeles, CA 90077, as grantee.

Salt-Co Holdings, LLC, a Utah Limited Liability Company, as trustor, executed and delivered to Wasatch Title Insurance Agency, LLC, as trustee, for the benefit of Shatar Holdings LLC, as beneficiary, a trust deed dated November 1, 2018 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about November 1, 2018. The trust deed was filed for record November 7, 2018, with recorder's entry No. 12881865 in Book 10728, at Page 5177, Salt Lake County, Utah, and covered the property described below (the "Property").

eTitle was appointed as trustee by a substitution of trustee filed for record October 7, 2019, with recorder's entry No. 13094055 in Book 10842, at Page 5873, Salt Lake County, Utah.

A default occurred under the terms of the promissory note and trust deed. A written notice of default and election to sell (the "Notice of Default") was recorded on October 2, 2019, with recorder's entry No. 13090006 in Book 10840, at Page 5284, Salt Lake County, Utah.

Within ten days after the Notice of Default was recorded, a copy of the Notice of Default reflecting the recording data was mailed, by certified mail, to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default.

The default was not cured within three months after the filing of the Notice of Default and the trustee executed a Notice of Trustee's Sale stating that it would sell the Property at public auction to the highest bidder, fixing the date and time of the sale as February 13, 2020, at 10:30 AM, and caused copies of the Notice of Trustee's Sale to be posted on the Property and in the office of the Salt Lake County Recorder not fewer than 20 days before the date of sale. eTitle also caused a copy of the Notice of Trustee's Sale to be published once a week for three consecutive weeks before the date of sale in the Intermountain Commercial Record, a newspaper having a general circulation in the county in which the Property is situated, the first date of such publication being January 14, 2020, and the last date being January 28, 2020. At least 20 days before the date of the sale, the trustee also mailed, by certified mail, a copy of the Notice of Trustee's Sale to each person whose name and address were set forth in a request for notice

filed for record prior to the filing of the Notice of Default.

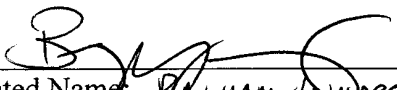
All applicable statutory requirements of the State of Utah and all of the requirements of the trust deed were met with respect to the acts to be performed and notices to be given. At the time and place of sale the Property was sold to the grantee. Accordingly, eTitle, by virtue of its authority under the trust deed and in consideration of the premises recited and of the \$10,000.00 bid and paid by the grantee, grants and conveys to the grantee, without any covenant or warranty, express or implied, effective as of the time of the sale, all of the Property situated in Salt Lake County, Utah, described as follows:

Lot 136, THE COVE AT HIDDEN VALLEY PLAT E, according to the official plat thereof, on file and of record in the Office of the Recorder of Salt Lake County, State of Utah, filed for record as Entry No. 4491715 in Book 87-7 at Page 90 of official Records.

Together with all buildings, fixtures and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, used or enjoyed with said property, or any part thereof.

DATED: 2/20/2020

eTitle Insurance Agency, Trustee


Printed Name: BRIGHAM LUNDBERG
Authorized Officer
3269 South Main, Suite 100
Salt Lake City, UT 84115
Office Hours: 8:00 a.m. – 5:00 p.m.
801-263-3400

State of Utah)
 : ss.
County of Salt Lake)

On this 20th day of February, 2020, before me, Bailey Peterson, a notary public, personally appeared Brigham Lundberg, an authorized officer of eTitle Insurance Agency LLC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.


Notary Public

