

Entry No. 383944 TRUSTEES DEED  
05/15/2018 02:42:08 PM B: 1339 P: 1866 Pages: 2  
FEE \$12.00 BY BLACKBURN & STOLL LC  
Chad Montgomery, Box Elder County Recorder



After Recording Return to:  
Brett N. Anderson  
Blackburn & Stoll, LC  
257 E. 200 S., Suite 800  
Salt Lake City, UT 84111

(Space above for County Recorder's use)  
Parcel ID No. 01-034-0042

#### TRUSTEE'S DEED

This deed is made by Brett N. Anderson ("Trustee"), as trustee under the Trust Deed described below, in favor of **I CARE INCORPORATED**, as grantee.

**ED HARSHBARGER**, as trustor, executed and delivered to **STEWART TITLE INSURANCE AGENCY OF UTAH, INC.**, as trustee, for the benefit of **I CARE INCORPORATED**, as beneficiary, a Trust Deed, Assignment of Rents ("Trust Deed") dated February 3, 2016 to secure the performance of obligations under a Promissory Note executed and delivered for a valid consideration on or about December 11, 2015. The Trust Deed was filed for record February 10, 2016, with recorder's entry No. 354540 in Book 1270, at Pages 1429-1433, Box Elder County, Utah, and covered the property described below (the "Property").

Brett N. Anderson was appointed as trustee by substitution of trustee filed for record October 10, 2017, with recorder's entry No. 376113 in Book 1321, at Pages 526-527, Box Elder 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 November 20, 2017, with recorder's entry No. 377582 in Book 1324, at Pages 1481-1482, Box Elder 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, on or about March 29, 2018, 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 May 11, 2018, at 11:00 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. The Trustee 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 Box Elder News Journal and Box Elder Shopper, newspapers having a general circulation in the county in which the Property is situated, the first date of such publication being April 4, 2018, and the last date being April 18, 2018. 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, Brett N. Anderson, by virtue of its authority under the trust deed and in consideration of the premises recited and of the \$60,000.00 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:

LEGAL DESCRIPTION: ALL OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 17 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY

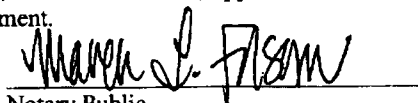
TAX ID #: 01-034-0042

Dated this 14<sup>th</sup> Day of May, 2018.

  
Brett N. Anderson, Successor Trustee

State of Utah )  
  :SS  
County of Salt Lake )

On this 14<sup>th</sup> Day of May, 2018, Brett N. Anderson, Successor Trustee, appeared before me and acknowledged that he executed the foregoing instrument.

  
Notary Public

