

When Recorded Return To:

Parr Brown Gee & Loveless  
185 South State Street, Suite 1300  
Salt Lake City, Utah 84111  
Attention: Joseph M.R. Covey

Tax Parcel No.: 59-007-0001

### NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN by Joseph M.R. Covey, Esq., Successor Trustee (“**Successor Trustee**”), that a default has occurred under that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing executed by Prime 28, LLC, a Utah limited liability company (“**Trustor**”), as trustor, in which Thistle Creek Partners, L.P., a Delaware limited partnership (“**Beneficiary**”) is named beneficiary, and filed for record November 4, 2019, with recorder’s entry No. 114599:2019, Utah County, Utah (as amended, the “**Trust Deed**”). The Trust Deed covers certain property situated in Utah County, Utah, which is more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Property**”).

The Trust Deed secures obligations under that certain Promissory Note, dated November 1, 2019 (as may have been amended, restated, supplemented or otherwise modified from time to time, the “**Note**”). Notice is hereby provided that defaults have occurred under the Note and Trust Deed (collectively, the “**Documents**”). The defaults that have occurred include, but are not limited to, failure to pay on maturity of the Note the amounts due under the Documents.

The beneficial interest under the Trust Deed is currently held by Beneficiary.

By reason of such defaults, Beneficiary has elected and does hereby declare the whole of the principal sum of the Note, together with all sums secured by the Trust Deed immediately due and payable, including but not limited to, attorneys’ fees and costs. All expenses, costs, and fees associated with these foreclosure proceedings are also due and payable.

Pursuant to the directions of Beneficiary, Successor Trustee has elected and does hereby elect to sell or cause to be sold the Property to satisfy the obligations owed to Beneficiary under the Note, which obligations are secured by the Property.

Successor Trustee maintains a bona fide office in accordance with UCA § 57-1-21(1)(b) at 101 South 200 East, Suite 700, Salt Lake City, Utah 84111 (Parr Brown Gee & Loveless, P.C.). Successor Trustee can be contacted concerning the Trust Deed and/or the Property at such office during regular business hours of 9:00 a.m. to 5:00 p.m. Monday through Friday, excluding state and federal holidays. Successor Trustee’s phone number at this bona fide office is (801) 532-7840.

4820-8872-0064-1



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

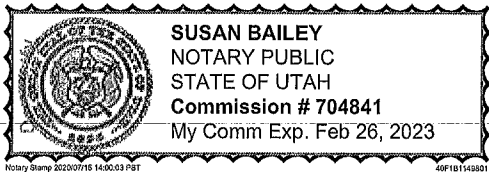
DATED this 15 day of July, 2020.

Joseph M.R. Covey

Joseph M.R. Covey, Successor Trustee

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

The foregoing instrument was acknowledged before me on this 15 day of July, 2020, by Joseph M.R. Covey, the above-referenced Successor Trustee who appeared remotely using audio and video communication technology.



Susan Bailey  
Notary

0B22FD81-2E50-46F0-A08B-DDC21E943C3A -- 2020/07/15 13:47:52 -6:00 --- Remote Notary



EXHIBIT A

PROPERTY DESCRIPTION

The certain real property located in Utah County, Utah, and more particularly 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.

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### Sunset NOD

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### E-Signature Summary

**E-Signature 1: Joseph M.R. Covey (JC)**  
 July 15, 2020 14:00:03 -8:00 [B4E9D89A5D81] [98.202.39.186]  
 jcovey@parrbrown.com (Principal) (Personally Known)

**E-Signature Notary: Susan Bailey (SAB)**  
 July 15, 2020 14:00:03 -8:00 [40F1B1149801] [174.52.172.19]  
 sbailey@parrbrown.com  
 I, Susan Bailey, did witness the participants named above electronically sign this document.



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