

After Recording, return to:
Capital Community Bank, Inc.,
c/o John H. Jacobs
Attorney at Law
75 North Center Street
American Fork, UT 84003

01127338 B: 2555 P: 0492
Page 1 of 3
Rhonda Francis Summit County Recorder
02/18/2020 09:30:31 AM Fee \$40.00
By 1st Liberty Title LC
Electronically Recorded

NOTICE OF DEFAULT AND ELECTION TO SELL

On June 20, 2018, Terracon Circle T Ranches, LLC Trustor, executed and delivered to Capital Community Bank, Inc., Trustee, for the benefit of Capital Community Bank, Inc., Beneficiary, a *Construction Deed of Trust* to secure the performance by said Trustor of its obligation under a certain Promissory Note. Said *Construction Deed of Trust* was recorded June 26, 2018 as Entry No. 01093955 in Book 2468, beginning at Page 0366 in the office of the Recorder of Summit County, Utah and covers the following real property:

Beginning at a point which is North 0°17'23" East 2222.13 feet along the section line and South 89°26'18" East 53.17 feet from the monument marking the Southwest corner of Section 28, Township 2 South, Range 6 East, Summit County, Utah and running thence along the East line of Highway 32 North 0°17'23" East 417.18 feet; thence South 89°36'13" East 1392.89 feet; thence South 89°44'37" East 151.96 feet; South 0°15'23" West 167.03 feet to a point on a 200 foot radius non-tangent curve to the left; thence 81.64 feet along the arc of said curve, through a central angle of 23°23'13", chord bearing North 89°30'07" West 81.07 feet; thence South 0°53'47" East 185.52 feet; thence South 85°44'10" West 59.00 feet; thence South 40°39'46" West 344.58 feet; thence South 67°16'18" West 218.22 feet; thence South 22°36'37" East 27.28 feet to a point of curvature to a 220.00 foot radius curve to the left; thence 121.87 feet along the arc of said curve, through a central angle of 31°44'17", chord bearing South 38°28'46" East 120.31 feet to a point of non-tangency; thence South 43°29'21" West 330.55 feet to a point of curvature to a 280.00 foot radius curve to the right; thence 228.71 feet along said curve, through a central angle of 46°48'02" West, chord bearing South 66°53'22" West 222.41 feet to a point of tangency; thence North 89°42'37" West 27.61 feet to the East line of Uinta Shadows Subdivision as recorded with the office of the Summit County Recorder; thence along the boundary of said subdivision the following two courses and distances: North 0°30'07" East 526.38 feet, North 89°26'18" West 426.22 feet; thence North 0°17'23" East 209.00 feet; thence North 89°26'18" West 188.54 feet to the point

of beginning.

Less and excepting any portion lying within South Summit Irrigation Company and Washington Irrigation Company ditch, which is described as:

Beginning at a point on the East line of State Road 32, said point being located North 0°17'23" East 2222.13 feet along the Section Line and South 89°56'18" East 53.17 feet and North 0°17'23" East 417.18 feet from the monument marking the Southwest corner of Section 28, Township 2 South, Range 6 East, SUMMIT COUNTY, UTAH and running thence North 0°17'23" East 16.50 feet along said West line; thence South 89°36'13" East 1392.92 feet; THENCE South 89°44'37" East 565.71 feet; thence South 0°51'44" West 16.50 feet; thence North 89°44'37" West 565.56 feet; thence North 89°36'13" West 1392.90 feet to the point of beginning.

FT-26 and FT-26-A

The real property or its address is commonly known as 1775 South SR-32, Francis, Utah 84036, (the undersigned disclaims any liability for error in the address).

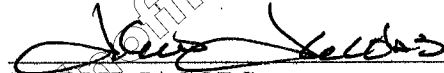
Capital Community Bank, Inc., is presently the owner and holder of the beneficial interest under said *Construction Deed of Trust* and the obligations secured thereby, and John H. Jacobs, Attorney at Law, has been named Successor Trustee.

Notice is hereby given that the obligation evidenced by the *Note*, the performance of which is secured by said *Construction Deed of Trust*, is in default in that the Trustor has defaulted in that it has failed to pay the principal, interest, and late fees that are due. All delinquent monthly payments, together with all unpaid taxes, insurance and other obligations under the promissory note and trust deed, are due. Trustor can cure the default by complying with the terms of the Note and those items set forth in this *Notice of Default* and paying for attorney's fees, trustee's fees and costs incurred in commencing this action. Capital Community Bank, Inc., has demanded and does hereby demand Trustor to take all necessary steps to cure the default.

The undersigned Successor Trustee has elected, and does hereby elect, to sell or cause to

be sold the property described in the aforesaid *Construction Deed of Trust*, as provided for by Title 57, Chapter 1, *Utah Code Annotated*, 1953 as amended. This action is an attempt to collect a debt, any information obtained may be used for that purpose.

Dated this 14th day of February, 2020.



JOHN H. JACOBS,
JOHN H. JACOBS, P.C.

Successor Trustee
75 North Center Street
American Fork, Utah 84003
801-756-6071
Office hours 9:00 a.m. to 4:30 p.m., weekdays

STATE OF UTAH)
 :SS.
County of Utah)

On the 14th day of February, 2020, personally appeared before me John H. Jacobs, John H. Jacobs, P.C., the signer of the above instrument, who duly acknowledged to me that he executed the same.


Notary Public
Utah County, Utah