



W3023800

When Recorded Mail to:
Justin D. Hatch
JDHatch Legal Solutions, PLLC
10388 S. Liffey Lane
South Jordan, UT 84009

EH 3023800 PG 1 OF 6
LEANN H KILTS, WEBER COUNTY RECORDER
19-DEC-19 1247 PM FEE \$40.00 DEP THU
REC FOR: JUSTIN HATCH

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN:

Justin D. Hatch, a member of the Utah State Bar, whose address is 10388 S. Liffey Lane, South Jordan, UT 84009, is Successor Trustee under the Trust Deed executed by Broadmouth Investments, LLC, a Utah limited liability company whose address is 560 North 150 East, Farmington, Utah 84025 as Trustor, Daniel J. Torkelson, an attorney at law whose address is 111 E. Broadway, Suite 1100 Salt Lake City, Utah 84111, as Trustee, in which Skilink, LLC, an Idaho limited liability company, whose address is 1111 Yellowstone, Pocatello, Idaho 83201 was named as Beneficiary, which Trust Deed was dated March 4, 2019 and filed for record on March 6, 2019, as Entry No. 2968452 in the Records of the County Recorder of Weber County, Utah, which covers the following described real property situated in Weber County, State of Utah, to-wit:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°07'25" WEST ALONG THE SECTION LINE (RECORD NORTH 88°07'05" WEST), A DISTANCE OF 2654.01 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°13'05" WEST ALONG THE SECTION LINE 156.86 FEET TO THE SOUTHEAST CORNER OF THE SNOWFLAKE SUBDIVISION NO. 2 AS RECORDED WITH ENTRY NO. 1342554 IN BOOK 39 AT PAGE 79 IN THE WEBER COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SNOWFLAKE SUBDIVISION NO. 2 THE FOLLOWING NINE (9) COURSES: THENCE NORTH 33°21'37" EAST 448.00 FEET; THENCE NORTH 28°47'14" EAST 212.18 FEET; THENCE NORTH 07°18'56" EAST 174.75 FEET; THENCE NORTH 01°02'19" EAST 93.65 FEET; THENCE NORTH 43°57'41" WEST 91.06 FEET; THENCE NORTH 46°02'19" EAST 60.00 FEET TO A POINT ON A 271.42 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 16.70 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 03°31'28" (WHICH LONG CHORD BEARS NORTH 45°43'23" WEST 16.70 FEET); THENCE NORTH 17°29'55" EAST 205.94 FEET; THENCE NORTH 00°35'18" EAST 175.36 FEET TO THE SOUTH LINE OF COTTONWOOD CREEK SUBDIVISION AS RECORDED WITH ENTRY NO. 2488394 IN BOOK 71 AT PAGE 48 IN THE WEBER

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COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTH, EAST AND NORTH LINES OF SAID COTTONWOOD CREEK SUBDIVISION THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 88°07'09" EAST (RECORD=SOUTH 88°08'07" EAST) 1086.82 FEET TO A FOUND ¾" REBAR; THENCE NORTH 00°26'45" EAST (RECORD=NORTH 00°24'29" EAST) 662.47 FEET; THENCE NORTH 88°13'53" WEST (RECORD=NORTH 88°12'39" WEST) 1068.24 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POWDER MOUNTAIN ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: THENCE NORTHEASTERLY 122.33 FEET ALONG THE ARC OF A 10,870.94 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°38'41" (WHICH LONG CHORD BEARS NORTH 42°24'59" EAST 122.33 FEET); THENCE NORTH 45°15'31" EAST 242.89 FEET; THENCE NORTH 3032.47 FEET TO THE NORTH LINE OF SAID SECTION 15; THENCE SOUTH 88°36'40" EAST ALONG SAID NORTH LINE 2162.87 FEET TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°20'13" WEST ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 2643.61 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE SOUTH 00°26'00" WEST ALONG SAID EAST LINE 2656.86 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING: POWDER MOUNTAIN ROAD IS A 100' RIGHT-OF-WAY, WITH FIFTY FEET (50') EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT THAT IS SOUTH 00°20'13" WEST ALONG THE EAST SECTION LINE 831.57 FEET NORTHEAST CORNER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHWESTERLY 199.21 FEET ALONG THE ARC OF A 1772.93 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°26'16" (WHICH LONG CHORD BEARS NORTH 81°21'12" WEST 199.10 FEET TO THE POINT ON A 2057.93 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 200.22 FEET ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 05°34'28" (WHICH LONG CHORD BEARS NORTH 80°55'18" WEST 200.14 FEET); THENCE NORTH 83°42'32" WEST 277.13 FEET TO A POINT ON A 510.17 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 513.97 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°43'21" (WHICH LONG CHORD BEARS SOUTH 67°26'52" WEST 492.51 FEET) TO A POINT ON A 1646.94 FOOT RADIUS COMPOUNDING CURVE TO THE LEFT; THENCE SOUTHWESTERLY 506.38 FEET ALONG THE ARC OF SAID COMPOUNDING CURVE THROUGH A CENTRAL ANGLE OF 17°36'59" (WHICH LONG CHORD BEARS SOUTH 29°46'39" WEST 504.38

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FEET); THENCE SOUTH 20°58'09" WEST 85.00 FEET TO THE POINT ON A 2126.31 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 302.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°08'20" (WHICH LONG CHORD BEARS SOUTH 16°53'59" WEST 301.79 FEET); THENCE SOUTH 12°49'49" WEST 441.54 FEET TO THE POINT ON A 815.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 449.10 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°33'23" (WHICH LONG CHORD BEARS SOUTH 28°36'30" WEST 443.44 FEET); THENCE SOUTH 44°23'12" WEST 283.16 FEET TO THE POINT ON A 6469.86 FOOT RADIUS CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY 99.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'44" (WHICH LONG CHORD BEARS SOUTH 45°41'53" WEST 99.25 FEET); THENCE SOUTH 45°15'31" WEST 413.20 FEET TO A POINT ON A 1406.48 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 163.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°38'30" (WHICH LONG CHORD BEARS SOUTH 41°12'36" WEST 162.95 FEET TO THE NORTH LINE OF COTTONWOOD CREEK SUBDIVISION. (POWDER MOUNTAIN ROAD)

LESS AND EXCEPTING THEREFROM THE FOLLOWING: A PORTION OF GROUND THAT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 13°11'36" WEST 709.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 86°19'24" WEST 31.17 FEET; THENCE NORTH 73°55'13" WEST 61.62 FEET; THENCE NORTH 01°26'39" WEST 125.85 FEET; THENCE NORTH 88°25'36" EAST 31.04 FEET; THENCE SOUTH 71°32'43" EAST 54.04 FEET; THENCE SOUTH 05°07'58" EAST 125.12 FEET TO THE POINT OF BEGINNING. (CELL TOWER SITE)

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT THAT IS SOUTH 00°20'13" WEST ALONG THE SECTION LINE 639.51 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°20'13" WEST ALONG SAID SECTION LINE 141.86 FEET TO THE NORTH RIGHT-OF-

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WAY LINE OF POWDER MOUNTAIN ROAD (A 100' WIDE COUNTY ROAD); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTHWESTERLY 189.13 FEET ALONG THE ARC OF A 1748.85 FOOT RADIUS CURVE TO THE RIGHT THROUGH CENTRAL ANGLE OF 06°11'47" (WHICH LONG CHORD BEARS NORTH 81°16'46" WEST 189.04 FEET) TO THE POINT ON A 2107.93 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY 205.08 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°34'28" (WHICH LONG CHORD BEARS NORTH 80°55'18" WEST 205.00 FEET); THENCE NORTH 83°40'59" WEST 215.67 FEET; THENCE NORTH 08°20'20" WEST 150.90 FEET; THENCE NORTH 31°23'54" EAST 2.18 FEET; THENCE NORTH 81°19'47" WEST 67.66 FEET; THENCE NORTH 71°26'21" WEST 100.94 FEET; THENCE NORTH 46°01'51" WEST 41.43 FEET; THENCE NORTH 87°30'38" WEST 75.46 FEET; THENCE SOUTH 57°55'00" WEST 212.86 FEET; THENCE SOUTH 35°37'27" WEST 86.77 FEET; THENCE SOUTH 45°02'56" WEST 191.36 FEET; THENCE SOUTH 63°28'50" WEST 129.68 FEET; THENCE SOUTH 36°58'16" WEST 247.29 FEET; THENCE SOUTH 19°33'24" WEST 109.57 FEET; THENCE SOUTH 09°06'44" WEST 178.88 FEET; THENCE SOUTH 02°20'16" WEST 170.40 FEET; THENCE SOUTH 74°53'05" EAST 111.72 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTHWESTERLY 206.14 FEET ALONG THE ARC OF A 2176.31 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°25'37" (WHICH LONG CHORD BEARS SOUTH 15°33'10" WEST 206.06 FEET); THENCE SOUTH 12°50'21" WEST 441.54 FEET TO A POINT ON A 765.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 421.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°33'23" (WHICH LONG CHORD BEARS SOUTH 28°37'03" WEST 416.25 FEET); THENCE NORTH 21°25'45" WEST 78.34 FEET; THENCE NORTH 08°04'19" EAST 58.59 FEET; THENCE NORTH 36°28'21" EAST 227.68 FEET; THENCE NORTH 05°13'27" WEST 324.36 FEET; THENCE NORTH 16°29'00" EAST 280.28 FEET; THENCE NORTH 02°20'16" EAST 295.78 FEET; THENCE NORTH 09°06'44" EAST 190.17 FEET; THENCE NORTH 19°33'24" EAST 127.91 FEET; THENCE NORTH 36°58'16" EAST 276.45 FEET; THENCE NORTH 63°28'50" EAST 135.18 FEET; THENCE NORTH 45°02'56" EAST 173.01 FEET; THENCE NORTH 35°37'27" EAST 94.12 FEET; THENCE NORTH 56°13'22" EAST 232.69 FEET; THENCE NORTH 66°48'29" EAST 66.81 FEET; THENCE NORTH 35°42'33" EAST 293.08 FEET; THENCE NORTH 39°28'17" EAST 193.51 FEET; THENCE SOUTH 88°36'40" EAST 161.41 FEET; THENCE SOUTH 11°43'42" WEST 49.31 FEET; THENCE SOUTH 39°28'17" WEST 244.50 FEET; THENCE SOUTH 35°43'49" WEST 266.23 FEET; THENCE SOUTH 77°48'27" EAST 157.51 FEET; THENCE SOUTH

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34°36'04" EAST 81.85 FEET; THENCE SOUTH 87°19'52" EAST 57.38 FEET;
THENCE SOUTH 48°39'43" EAST 89.03 FEET; THENCE NORTH 83°16'02"
EAST 210.24 FEET; THENCE SOUTH 69°38'18" EAST 121.21 FEET;
THENCE SOUTH
79°24'21" EAST 91.94 FEET TO THE POINT OF BEGINNING. (A PORTION
OF SNOWFLAKE SUBDIVISION PHASE 3, OPEN SPACE)

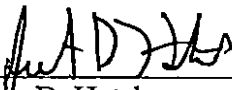
Tax ID No. 22-006-0022

Address: Said property is also known by the street address of: Vacant Land,
Weber County Utah.

The Trust Deed secures certain obligations in favor of Skilink, LLC, the current holder
and Beneficiary, including a Note for the original principal sum of \$937,000.00. A breach of,
and default in, the obligations for which such Trust Deed is security has occurred in that the Note
is currently 3 months delinquent.

By reason of such default, Beneficiary under such Trust Deed has executed and delivered
to said Successor Trustee a written declaration of default and demand for sale. Trustee hereby
elects to sell or cause the trust property to be sold to satisfy the obligations secured thereby.

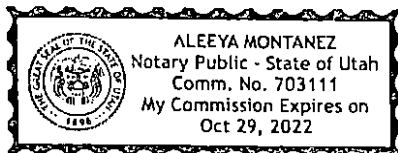
DATED this 19th day of December 2019.




Justin D. Hatch
Successor Trustee

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

On the 19th day of December 2019, personally appeared before me, Justin D. Hatch, the
signer of the foregoing instrument, who duly acknowledged to me that he executed the same as
Successor Trustee.





NOTARY PUBLIC

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NOTE:

The following information is provided to you as required by U.C.A. § 57-1-26:

1. The Successor Trustee in the foregoing Notice of Default is Justin D. Hatch. Mr. Hatch maintains an office at 2115 S. Dallin Street, Salt Lake City, UT 84109.
2. The business hours of Mr. Hatch are 9:00 a.m. to 4:00 p.m., Monday through Friday. He can be reached at 801-819-6179.
3. The Notice of Default is an attempt to collect a debt, and any information obtained will be used for that purpose.

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