

Return To:

J. Bion Wimmer
WIMMER LAW
10309 W. South Jordan Parkway, Suite 210
South Jordan, UT 84095
Phone: 801-738-8880

13415306
10/02/2020 02:35 PM \$40.00
Book - 11032 Pg - 101-103
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
J BION WIMMER
10309 W SOUTH JORDAN PARKWAY
SUITE 210
SOUTH JORDAN UT 84095
BY: ARA, DEPUTY - WI 3 P.

PARCEL I.D. # **16-31-378-018**

TRUSTEE'S DEED

This Trustee's Deed is made by and between J. BION WIMMER, Successor Trustee and Grantor, and DAVID W. STEFFENSEN, Trustee for the ROBERT G. STEFFENSEN TRUST FBO DAVID W. STEFFENSEN U/A/D 10/04/2017 of Salt Lake County, State of Utah, Grantee.

Whereas, on March 20, 2017 MILLCREEK COVE APARTMENTS, LLC as Trustor(s), executed and delivered to ROBERT G. STEFFENSEN a Trust Deed to secure the performance by the Trustor(s) of obligations under a promissory note executed and delivered to the beneficiary concurrently therewith. The trust deed was filed for record with the Salt Lake County Recorder's Office on March 20, 2017 as Entry No. 12498395; and

Whereas, said Trust Deed was assigned to ROBERT G. STEFFENSEN, Trustee of the ROBERT G. STEFFENSEN TRUST FBO DAVID W. STEFFENSEN U/A/D/10/4/17.

Whereas, DAVID W. STEFFENSEN was designated as the successor trustee of ROBERT G. STEFFENSEN TRUST FBO DAVID W. STEFFENSEN U/A/D 10/4/17, pursuant to the terms of said trust.

Whereas, a default occurred under the terms of the trust deed as set forth in the notice of default described below; and

Whereas, J. Bion Wimmer, attorney at law, was appointed successor trustee by a substitution of trustee filed for record with the above-described recorder's office on April 15, 2020, as Entry No. 13243312; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on April 15, 2020, as entry No. 13243313; and

Whereas, the successor trustee executed a notice of trustee's sale stating that he would sell the property described therein at a public auction to the highest bidder, fixing the time and place of the sale as August 28, 2020, at the hour of 11:00 a.m., and did cause copies of the notice to be posted on the property described therein and at the county recorder's office not less than 20 days before the date of sale, as required by statute; and did cause a copy of the notice to be published once a week for three consecutive weeks before the date of sale in The Salt Lake Times/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 July 29, 2020, and the last date being August 12, 2020; and Whereas, all applicable statutory provisions of the

state of Utah and all of the provisions of the trust deed have been complied with as to the acts to be performed and the notices to be given; and

Whereas, the successor trustee did sell the property described in the notice of trustee's sale to the grantee named above, being the highest bidder at public auction, at the time and place appointed for the sale, for a sum equal or less than the credit bid allowed under Utah Code §57-1-28.

Now, therefore, the successor trustee, in consideration of the foregoing and the sum bid and paid by the grantee, by virtue of his authority under the trust deed, 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 (together with all the improvements, easements, appurtenances and fixtures thereto) situated in Salt Lake County, Utah, and more particularly described as follows:

See Exhibit "A" attached hereto.

DATED this ^{8th} day of September, 2020.

By: [Signature]
Jay B. Wimmer, Successor Trustee

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

The foregoing Instrument was acknowledged before me this 8th day of September, 2020, by Jay B. Wimmer, Successor Trustee.



[Signature]
NOTARY PUBLIC

Exhibit "A"

A consolidated parcel of land being those three (3) entire tracts located in a portion of Lots 8 and 9, Block 7, Ten Acre Plat "A", Big Field Survey being in the Southwest Quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian. Said entire tracts were conveyed to B.D.B. and Associates, L.L.C. per that Warranty Deed (16-31-378-009) recorded February 18, 2016 as Entry No. 12224787 in Book 10404, at Page 16 in the Office of the Salt Lake County Recorder and that Warranty Deed, known as parcel 1 and 2 (16-31-378-010 and 16-31-378-011) recorded October 13, 2015 as Entry No. 12149882 in Book 10369, at Page 6915 in the Office of said Recorder and also shown on those certain Records of Survey filed as No's. S2016-02-0228 and S2016-05-0472 in the Office of the Salt Lake County Surveyor. The boundary of said consolidated parcel of land is described as follows:

Beginning at the Northwest Corner of said Lot 9, which is 574.15 feet S. $00^{\circ}01'11''$ W. (Record = South) from the Northwest corner of Lot 9; thence N. $00^{\circ}01'11''$ E. (Record = North) 105.00 feet along the westerly boundary lines of said entire tracts to the northwesterly corner of parcel 16-31-378-009; thence S. $89^{\circ}57'16''$ E. (Record = East) 379.38 feet along the northerly boundary line to the northeasterly corner of said parcel 16-31-378-009; thence S. $00^{\circ}10'31''$ W. (Record = South) 105.00 feet along the easterly boundary lines of said entire tracts to the southeasterly corner of parcel 16-32-378-010; thence S. $89^{\circ}58'00''$ W. (Record = West) 123.64 feet along the southerly boundary line of said parcel to the northeasterly corner of parcel 16-31-378-011; thence along the easterly, southerly and westerly boundary lines of said parcel 16-31-378-011 the following five (5) courses: 1) S. $00^{\circ}30'42''$ W. (Record = South 56.25 feet) 55.90 feet; 2) N. $89^{\circ}59'46''$ W. (Record = 22.73 feet) 22.00 feet; 3) S. $00^{\circ}00'14''$ W. (Record = S. $00^{\circ}01'01''$ W.) 1.50 feet; 4) N. $89^{\circ}59'46''$ W. (Record = N. $89^{\circ}58'59''$ W.) 232.99 feet; 5) N. $00^{\circ}01'11''$ E. (Record = North) 57.75 feet to the Point of Beginning.

The above-described consolidated parcel contains 54,514 square feet in area or 1.252 acres more or less.