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8/9/2019 10:59:00 AM \$40.00
Book - 10814 Pg - 2095-2099
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SHUMWAY VAN & HANSEN
BY: eCASH, DEPUTY - EF 5 P.

Tax Parcel No.:
34-18-101-029; 34-18-106-007;
34-18-106-008

WHEN RECORDED RETURN TO:
CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC
2600 West Executive Parkway, Suite 120
Lehi, Utah 84043

Space above for County Recorder's Use

NOTICE OF TRUSTEE'S SALE

The property described below will be sold at public auction to the highest bidder payable in lawful money of the United States at the time of sale. The sale will be held at the main entrance of the Third District Court, Salt Lake County, Salt Lake District Court, located at 450 South State St., Utah 84114 at 11:00 AM on Wednesday, September 11, 2019. The purpose of the sale is the foreclosure of that certain Deed of Trust, dated September 30, 2018 ("**Deed of Trust**"), and granted by THE TOWNHOMES AT DRAPER LANDING, LLC, a Utah limited liability company, as trustor ("**Trustor**"), with JARED S. HYDE, ESQ., of the law firm of Shumway Van, located at 8 East Broadway, Suite 550, Salt Lake City, Utah 84111, as trustee ("**Trustee**"), and those individuals/entities listed on the attached Exhibit A, and their successors and assigns, as beneficiary ("**Beneficiary**").

The Deed of Trust was recorded on October 15, 2018, as Entry No. 12867761 in the Official Records of the Salt Lake County Recorder, State of Utah. The property subject to the Deed of Trust is situated in Salt Lake County, State of Utah, and is more particularly described on the attached Exhibit B, which is incorporated herein by this reference ("**Trust Property**").

The Notice of Default and Election to Sell ("**Notice of Default**") associated with the Deed of Trust was recorded on May 2, 2019 as Entry No. 12980625 in the Official Records of the Salt Lake County Recorder, State of Utah. The record owner of the Trust Property as of the recording of the Notice of Default was Trustor. Bidders must tender to the Trustee, at the time of the sale, a \$10,000.00 deposit in order to place a bid.

The winning bidder must tender to the Trustee, at the address provided below, the remainder of the purchase price no later than 4:00 p.m. (MT) on the next business day following the sale. The payment must be in the form of a cashier's check, and bank "Official Checks" are not acceptable. A Trustee's Deed will be made available to the successful bidder within three (3) business days following receipt of the bid amount. The Trust Property is to be sold without any warranties whatsoever, including, but not limited to, any warranties of title, possession, or encumbrances.

For further information about the sale please contact the Trustee. The purpose of this Notice of Trustee's Sale is to collect a debt and any information obtained may be used for that purpose.

EXHIBIT A: LIST OF BENEFICIARIES

Cache Private Capital Diversified Fund, LLC	77.748%
Kimberly Parsons	12.577%
Bell Rock Income Fund I, LLC	7.526%
Cara Pine	2.419%

EXHIBIT B: LEGAL DESCRIPTION OF THE TRUST PROPERTY

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEGREES 51 '23" EAST 1023.00 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION; THENCE SOUTH 45 DEGREES 06'23" WEST 1453.039 FEET TO THE WEST SECTION LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 21'24" EAST 1023:00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 28, INCLUSIVE, DEARBOURNE HEIGHTS P.U.D., PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. TOGETHER WITH A RIGHT OF USE AND EASEMENT IN AND TO THE PRIVATE ROADS AND COMMON AREAS CONTAINED IN SAID DEARBOURNE HEIGHTS P.U.D., PHASE I, WHICH IS APPURTENANT TO SAID LOTS 1 THROUGH 6 AND 23 THROUGH 28. PARCEL 1A:

A NON-EXCLUSIVE PERPETUAL EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT BY AND BETWEEN METRO POLIT AN WATER DISTRICT OF SALT LAKE AND SA.i Y, AS GRANTOR, AND DH-DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 3, 2002, AS ENTRY NO. 8444036, IN BOOK 8696, AT PAGE 3077, OF OFFICIAL RECORDS.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00 DEGREES 21'24" WEST, 350.00 FEET ALONG THE SECTION LINE; THENCE NORTH 89 DEGREES 38'36" WEST 15.00 FEET; THENCE NORTH 00 DEGREES 21'24" EAST 300.00 FEET; THENCE NORTH 12 DEGREES

03'03" WEST, 51.20 FEET; THENCE NORTH 00 DEGREES 27'52" EAST, 480.51 FEET TO THE NORTHERN PROPERTY LINE OF THE PARCEL OWNED BY THE METROPOLITAN WATER DISTRICT; THENCE NORTH 70 DEGREES 18'40" EAST 27.70 FEET ALONG SAID NORTH PROPERTY LINE TO A POINT ON THE EAST SECTION LINE OF SECTION 12; TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00 DEGREES

27'52" WEST 490.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 1B:

A NON-EXCLUSIVE TEMPORARY EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT (TEMPORARY) BY AND BETWEEN SORENSON ASSOCIATES, LLC AND ALLIANCE CAPITAL DEVELOPMENT, LLC, AS GRANTOR, AND DH. DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 3, 2002, AS ENTRY NO. 8444037, IN BOOK 8696, AT PAGE 3081, OF OFFICIAL RECORDS, AMENDED BY AMENDMENT TO ACCESS AND UTILITY EASEMENT RECORDED OCTOBER 3, 2003, AS ENTRY NO. 8842800, IN BOOK 8923, AT PAGE

5881, OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 15, 2003, AS ENTRY NO. 8924169, IN BOOK 8923, AT PAGE 5880, OF OFFICIAL RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AS SHOWN ON THE SUBDIVISION PLAT ENTITLED "SOUTH POINTE COMMERCE CENTER SUBDIVISION," BOOK 2003P, AT PAGE 6 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOWNSHIP 4 SOUTH, RANGE 1 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION NORTH 60 DEGREES

19'24" EAST 855.68 FEET TO A POINT ON A NON-TANGENT 75.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE RIGHT OF WAY OF 65 EAST (RADIUS BEARS NORTH 28 DEGREES 45'41" EAST); THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY 125.11 FEET, THROUGH A CENTRAL ANGLE OF 95 DEGREES 34'29"; THENCE NORTH 65 DEGREES 33'29" WEST, 11.00 FEET TO A POINT ON A NON-TANGENT 61.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 65 DEGREES 33'29" WEST); THENCE ALONG SAID CURVE 48.17 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREES 14'41"; THENCE SOUTH 69 DEGREES 41 '12" WEST 50.17 FEET TO A POINT ON A 287.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 20 DEGREES 18'48" EAST); THENCE ALONG SAID CURVE 147.28 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 21 '05"; THENCE SOUTH 40 DEGREES 20'07" WEST 61.57 FEET TO A POINT ON A 202.50 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 49 DEGREES 29'53" WEST); THENCE ALONG SAID CURVE 70.64 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59'18"; THENCE SOUTH 60 DEGREES 19'24" WEST 613.46 FEET; THENCE SOUTH 29 DEGREES 40'36" EAST 48.55 FEET; THENCE NORTH 70 DEGREES 30'59" EAST 121.20 FEET TO THE POINT OF BEGINNING.

PARCEL 1C:

TOGETHER WITH A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY OVER ANN ARBOR, LANSING WAY AND DEARBOURNE VIEW DRIVE FOR INGRESS AND EGRESS AND OTHER UTILITIES AS DISCLOSED BY THAT CERTAIN AGREEMENT RECORDED JANUARY 8, 2013 AS ENTRY NO. 11551694 IN BOOK 10095 AT PAGE 71 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 21, DEARBOURNE HEIGHTS P.U.D. PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR IN THE DECLARATION OF DEARBOURNE HEIGHTS (AN EXPANDABLE UTAH PLANNED UNIT DEVELOPMENT).

PARCEL 3:

LOT 22, DEARBOURNE HEIGHTS P.U.D. PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR IN THE DECLARATION OF DEARBOURNE HEIGHTS (AN EXPANDABLE UTAH PLANNED UNIT DEVELOPMENT).

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