

WHEN RECORDED, MAIL TO:

Jonathan K. Hansen
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043
(801) 922-5000
jhansen@hbaa.law

Parcel No. 00-0021-1525 and 00-0021-1526

NOTICE OF DEFAULT AND ELECTION TO SELL

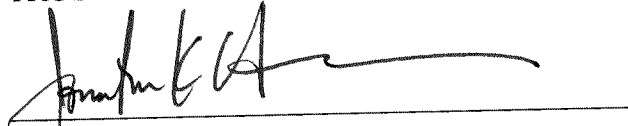
That JONATHAN K. HANSEN, Successor Trustee under that certain Trust Deed, Assignment of Rents, Security Agreement, and Financing Statement dated February 5, 2019, executed by SAWMILL 16, LLC, a Utah limited liability company, as Trustor, in favor of SDP REIT, LLC, a Delaware limited liability company, as Beneficiary, and VANGUARD TITLE INSURANCE AGENCY, LLC, as Trustee (the "**Trust Deed**"), and filed for recording on February 6, 2019 as Entry No. 460432 on Pages 1740-1761 of Book 1243 in the Official Records of Wasatch County, State of Utah. The real property encumbered by the Trust Deed is situated in Wasatch County, Utah, and more particularly described as set forth on Exhibit A (the "**Property**").

The Trust Deed secures obligations to Beneficiary including that certain Secured Promissory Note, dated February 5, 2019 (the "**Note**") in the original principal amount of \$7,463,636.00. A default of the obligations under the Note has occurred, in that payments required by the Note have not been paid when due (such amounts, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, insurance, property taxes, protective advances, trustees' and attorneys' fees, and expenses that were actually incurred, the "**Obligations**").

By reason of such default, Trustee does hereby declare all sums secured by the Trust Deed immediately due and payable and elects to cause the Property to be sold, pursuant to the Trust Deed and the laws of the State of Utah, to satisfy the Obligations.

DATED this 29th day of January 2021.

TRUSTEE



Jonathan K. Hansen
Hansen Black Anderson Ashcraft PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043
Telephone: (801) 922-5000
Email: jhansen@hbaa.law

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 29 day of January 2021,
by Jonathan K. Hansen.

Haley Wickline

NOTARY PUBLIC

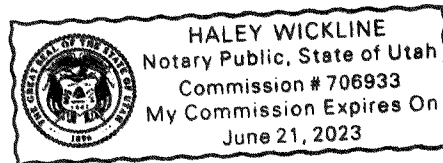


EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

THE LAND REFERRED TO HEREIN IS SITUATED IN WASATCH COUNTY, UTAH, AND IS DESCRIBED AS FOLLOWS:

Parcel 1: A parcel of land located in the Southeast Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, located in the city of Heber, Wasatch County, Utah. Said parcel of land being more particularly described as follows: Beginning at a point located 40 feet West and 920 feet South and 348.31 feet South and 210.00 feet West and 86.00 feet South and 622.50 feet West of the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence West 447.50 feet; thence North 494.60 feet; thence East 447.50 feet; thence South 494.60 feet to the point of beginning.

TOGETHER WITH a right of way easement for ingress and egress over the following parcel of land located in the Southeast Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, located in the city of Heber, Wasatch County, Utah. Said parcel of land being more particularly described as follows: Beginning at a point located 40 feet West and 920 feet South and 131.48 feet South of the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence South 56.00 feet; thence West 832.50 feet; thence North 56.00 feet; thence East 832.50 feet to the point of beginning.

Parcel 2: A parcel of land located in the Southeast Quarter of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, located in the city of Heber, Wasatch County, Utah. Said parcel of land being more particularly described as follows: Beginning at a point located 40 feet West and 920 feet South of the East Quarter Corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian and running thence South 348.31 feet; thence West 210.00 feet; thence South 86.00 feet; thence West 622.50 feet; thence North 494.60 feet; thence West 447.50 feet; thence North 139.71 feet; thence East 844.40 feet; thence South 200.00 feet; thence East 435.60 feet to the point of beginning.

Less and Excepting: A parcel of land described for the purpose of being dedicated to Heber City as public road right-of-way, located in the Northeast and Southeast quarters of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian, Being more particularly described as follows:

Being at a point located South $89^{\circ}50'38''$ West 990.52 feet along the section line, and South 1,009.02 feet, from the found County Monument for the Northeast corner of Section 8, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence South $00^{\circ}09'27''$ East 1,147.42 feet; to the beginning of a tangent curve concave to the Northeast, having a radius of 800.00 feet; thence 332.16 feet along said curve through a central angle of $23^{\circ}47'20''$, with a chord bearing and distance of South $12^{\circ}03'07''$ East 329.78 feet; to the beginning of a reverse curve, concave to the Southwest, having a radius of 1,338.00 feet; thence 555.53 feet along said curve through a central angle of $23^{\circ}47'20''$, with a chord bearing and distance of South $12^{\circ}03'07''$ East 551.55 feet; thence South $00^{\circ}09'27''$ East 687.32 feet to the beginning of a tangent curve concave Northeasterly having a radius

of 13.00 feet; thence 20.38 feet along said curve through a central angle of $89^{\circ}50'33''$, with a chord bearing and distance of South $45^{\circ}04'44''$ East 18.36 feet; thence East 753.31 feet to the beginning of a tangent curve concave to the Northeast, having a radius of 13.00 feet; thence 20.46 feet along said curve through a central angle of $90^{\circ}10'17''$, with a chord bearing and distance of North $44^{\circ}54'51''$ East 18.41 feet; thence East 12.00 feet; thence South $00^{\circ}05'21''$ East 84.00 feet; thence West 12.00 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 13.00 feet, and to which point a radial line bears South $89^{\circ}49'43''$ West thence 20.38 feet along said curve through a central angle of $89^{\circ}49'43''$, with a chord bearing and distance of North $45^{\circ}05'09''$ West 18.36 feet; thence West 753.21 feet to the beginning of a tangent curve concave to the Southeast having a radius of 13.00 feet; thence 20.46 feet along said curve through a central angle of $90^{\circ}09'27''$, with a chord bearing and distance of South $44^{\circ}55'16''$ West 18.41 feet; thence South $89^{\circ}50'33''$ West 76.00 feet; thence North $00^{\circ}09'27''$ West 771.32 feet to the beginning of a tangent curve concave to the Southwest having a radius of 1,262.00 feet; thence 523.98 feet along said curve through a central angle of $23^{\circ}47'20''$, with a chord bearing and distance of North $12^{\circ}03'07''$ West 520.22 feet; to the beginning of a reverse curve concave to the Northeast having a radius of 876.00 feet; thence 363.71 feet along said curve through a central angle of $23^{\circ}47'20''$, with a chord bearing and distance of North $12^{\circ}03'07''$ West 361.10 feet; thence North $00^{\circ}09'27''$ West 1,147.42 feet; thence North $89^{\circ}50'33''$ East 76.00 feet to the point of beginning.

Tax Parcel No.: 00-0021-1525 and 00-0021-1526