

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. 00-0020-8292

**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 August 10, 2018, executed by SAWMILL 4 & 5, LLC, a Utah limited liability company, as Trustor, in favor of SDP REIT SUB, LLC, a Utah limited liability company formerly known as Sundance Debt Partners, LLC, as Beneficiary, and VANGUARD TITLE INSURANCE AGENCY, LLC, as Trustee (the "**Trust Deed**"), and filed for recording on August 13, 2018 as Entry No. 454755 on Pages 927-944 of Book 1230 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 August 10, 2018 (the "**Note**") in the original principal amount of \$6,417,978.00. 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 29<sup>th</sup> 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

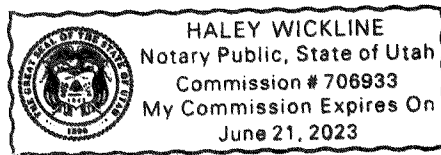
Email: [jhansen@hbaa.law](mailto:jhansen@hbaa.law)

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*

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NOTARY PUBLIC



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

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

BEGINNING AT A POINT 40 FEET WEST AND 330 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 390 FEET; THENCE WEST 1280 FEET; THENCE NORTH 720 FEET; THENCE EAST 620 FEET; THENCE SOUTH 330 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 00-0020-8292