

Entry 2020005717  
Book 1667 Pages 32-34 \$238.00  
14-Aug-20 03:18  
BRENDA MCDONALD  
RECORDER, UINTAH COUNTY, UTAH  
RAY QUINNEY & NEBEKER, P.C.  
36 S STATE STREET, SALT LAKE CITY, UTAH 84111  
Rec By: Monica Hill, Deputy Recorder  
Electronic Recording

When Recorded Return To:

Michael D. Mayfield (Utah Bar No. 8237)  
RAY QUINNEY & NEBEKER P.C.  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111

Ent 2020005717  
Book 1667 Pg 32

## NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Michael D. Mayfield, Esq., Successor Trustee, that a default has occurred under that under that certain Construction and Term Loan Trust Deed, Assignment of Rents, Security Agreement and Fixture Filing, dated January 11, 2013, in favor of Zions First National Bank (now known as Zions Bancorporation, N.A., dba Zions First National Bank), as Trustee and Beneficiary, which was recorded on January 17, 2013, as Entry No. 2013000505 in Book 1313 at Page 609 *et seq.* of the Official Records of the Uintah County, State of Utah Recorder; as clarified by that certain Loan Clarification Agreement dated May 18, 2017, and recorded on June 1, 2017 as Entry No. 2017003929 in Book 1521 at Page 679 *et seq.* of the Official Records of the Uintah County, State of Utah Recorder, and as amended, including by that certain Amendment to Trust Deed dated August 24, 2018, and recorded on August 30, 2018, as Entry No. 2018006123 in Book 1578 at Page 14 *et seq.* of the Official Records of the Uintah County, State of Utah Recorder (the "**Trust Deed**"). The real property affected thereby is described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

For information purposes only, the real property tax identification numbers are:

05-053-0062, 0901, 0902, 0903, 0904, 0905, 0906, 0907, 0908, 0909,  
0910, 0911, 0912, 0913, 0914, 0915, 0916, 0917, 0918, 0919, 0920, 0921,  
0922, 0923, 0924, 0925, 0926, 0927, 0928, 0929, 0930, 0931, 0932, 0933,  
0934, 0935, 0936, 0937, 0938, 0939, 0940, 0941, 0942, 0943, 0944, 0945,  
0946, 0947, 0948, 0949, 0950, 0951, 0952, 0953, 0954, 0955, 0956, 0957,  
0958, 0959, 0960, 0961, 0962, 0963, 0964, 0965, 0966, 0967, 0968, 0969,  
0970, 0971, 0972, 0973, 0974, 0975, 0976, 0977, 0978, 0979, 0980, 0981,  
0982, 0983, 0984, 0985, 0986, 0987, 0988, 0989, 0990, 0991, 0992, 0993,  
0994, 0995, 0996, 0997, 0998, 0999, 1000, 1001, 1002, 1003, 1004, 1005,  
1006, 1007 and 1008.

The obligations secured by the Trust Deed include a Promissory Note dated August 28, 2018, executed by Silver Pines Condominiums 2 LLC, ("**Maker**"), in the original principal amount of \$3,552,600.00 ("**Note A**") and a Promissory Note dated August 28, 2018 executed by Silver Pines Condominiums 2 LLC, ("**Maker**"), in the original principal amount of \$1,878,810.12 ("**Note B**"). Notice is also hereby given that a breach of the obligations for which the trust property was conveyed as security has occurred, in that Note A and Note B and Trust



**EXHIBIT "A"**

**This Parcel includes the 5.21 acre parcel plus the Q, R, S, T & U Units.**

Commencing at a point located N87°57'39"E along the 1/16<sup>th</sup> section line, 1099.04 feet from the Northwest Corner of the Southwest ¼ of the Northeast ¼ of Section 26, Township 4 South, Range 21 East, Salt Lake Meridian; thence N87°57'39"E along said 1/16<sup>th</sup> line, 286.43 feet; thence S1°59'43"E 1325.23 feet to the South section line which bears S88°10'40"W; thence S88°10'40"W along said section line, 68.30 feet; thence N1°59'43"W along the 1/16<sup>th</sup> line, 99.00 feet; thence N80°11'46"W 85.50 feet; thence S89°18'14"W 201.30 feet; thence N56°11'46"W 104.60 feet; thence N35°07'21"W 45.09 feet; thence N10°44'15"W 53.22 feet; thence N79°56'07"W 122.83 feet; thence N73°00'07"W 177.77 feet; thence N67°08'26"W 35.21 feet; thence S81°48'42"W 30.84 feet; thence S19°52'16"W 19.59 feet; thence N54°41'46"W 108.19 feet; thence N20°22'55"E, 153.47 feet; thence S69°37'05"E 81.85 feet; thence 169.18 feet along a 143.00 foot radius concave curve to the North and a chord bearing of N76°29'24"E and a chord length of 159.48 feet and a delta angle of 67.7840°; thence N42°35'53"E, 137.62 feet; thence 111.41 feet along a 143.00 foot radius concave curve to the West and a chord bearing of N20°16'44"E and a chord length of 108.61 feet and a delta angle of 44.6381°; thence N2°02'25"E, 358.93 feet; thence 33.68 feet along a 100.00 foot radius concave curve to the East and chord bearing N7°36'33"E and a chord length of 33.52 feet and a delta angle of 19.2988°; thence N17°15'31"E, 108.70 feet; thence 48.17 feet along a 143.00 foot radius concave curve to the West and a chord bearing of N7°36'33"E and a chord distance of 47.94 feet and a delta angle of 19.2988°; thence N2°02'25"W, 78.95 feet to the point of beginning. Contains 11.700 acres more or less.

Basis of bearing is the North line of the SW ¼ of the NE ¼ of Section 26, Township 4 South, Range 21 East, Salt Lake Meridian bears N87°57'39"E.