WHEN RECORDED, RETURN TO:

Wayne Z. Bennett, Esq. Clyde, Snow & Sessions 201 South Main, Suite 1300 Salt Lake City, Utah 84111 801-322-2516 13768432 9/9/2021 10:07:00 AM \$40.00 Book - 11236 Pg - 1731-1732 RASHELLE HOBBS Recorder, Salt Lake County, UT ASPEN TITLE INSURANCE AGENCY BY: eCASH, DEPUTY - EF 2 P.

Parcel Id.:

16-33-326-008

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE OF DEFAULT is hereby given by Wayne Z. Bennett, Successor Trustee under a Deed of Trust dated April 2, 2008, executed by Thomas P. Neilson, the "Trustor", in which First National Bank of Layton is named as "Beneficiary" and Aspen Title Company, is referred to as "Trustee." The Deed of Trust was recorded on April 4, 2008, as Entry No. 10391557, in the official records of the Recorder of Salt Lake County, State of Utah. The Deed of Trust includes a certain parcel of real property situated in Salt Lake County, State of Utah, and is more specifically described as follows:

See Exhibit "A" Attached Hereto.

A breach of the obligations for which the Trust Property was conveyed as security has occurred in that, among other things, Trustor has failed to make scheduled payments when due, provide required financials, and pay property taxes as required under the terms of the Note and Deed of Trust plus costs and attorney's fees.

By reason of such default First Community Bank Utah, a Division of Glacier Bank and formerly known as First National Bank of Layton, through the Successor Trustee, does hereby declare all sums secured thereby immediately due and payable, and does elect to sell, or cause to be sold the Trust Property to satisfy the obligations secured by the Deed of Trust.

The Trustee's mailing address and office address are listed below. He may be contacted at that address, or by telephone, 801-322-2516, regarding the Notice of Default during regular business hours: 9:00 a.m. to 5:00 p.m., Monday through Friday.

DATED this Y day of September 2021.

WAYNE Z. BENNET

PUBL

Successor Trustee

STATE OF UTAH

: ss.

COUNTY OF SALT LAKE

On this day of September 2021, before me, the undersigned notary, personally appeared Wayne Z. Bennett who is personally known to me, and acknowledged to me that he signed the above Notice of Default for its stated purpose. In WITNESS WHEREOF, I hereunto set my hand and official seal.



{01913681-1 }

ORDER NUMBER: S24324

EXHIBIT "A"

COMMENCING AT A POINT 43.8 RODS WEST AND SOUTH 24°15' EAST 22.7 RODS FROM THE CENTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WEST 268.10 FEET; THENCE SOUTH 97.38 FEET; THENCE EAST 4.44 FEET; THENCE SOUTH 3.17 FEET; THENCE SOUTH 89°23' EAST 295 FEET; THENCE NORTH 15° WEST 104 FEET TO BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF HIGHLAND DRIVE, A SALT LAKE COUNTY PROJECT, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID ENTIRE TRACT, SAID POINT BEING 11.886 METERS (39.00 FEET) WEST FROM A SALT LAKE COUNTY MONUMENT NEAR THE INTERSECTION OF SAID HIGHLAND DRIVE AND FOREST HILLS DRIVE (BY DEED, SAID COUNTY MONUMENT BEING 220.455 METERS (723.27 FEET) WEST AND 113.417 METERS (372.10 FEET) SOUTH 24°48'32.4" EAST FROM THE CENTER OF SAID SECTION 33), AND RUNNING THENCE WEST 1.845 METERS (6.05 FEET) ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 11.250 METERS (36.91 FEET) PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE SOUTHERLY 32.254 METERS (105.82 FEET) ALONG THE ARC OF A 425.349 METER (1395.48 FOOT) RADIUS CURVE TO THE RIGHT, CONCENTRIC WITH SAID CENTERLINE (CHORD BEARS SOUTH 18°18'45" EAST 32.246 FEET) TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTHERLY 89°23'00" EAST 1.340 METERS (4.40 FEET) ALONG SAID SOUTHERLY BOUNDARY LINE; THENCE NORTH 14°54'01" WEST 3.783 METERS (12.41 FEET); THENCE NORTHERLY 28.338 METERS (92.97 FEET) ALONG THE ARC OF A 281.029 METER (922.00 FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 17°47'21" WEST 28.326 METERS (92.93 FEET)) TO THE POINT OF BEGINNING.

16-33-326-008-0000