

WHEN RECORDED, RETURN TO:

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Salt Lake City, Utah 84117

NOTICE OF DEFAULT AND ELECTION TO SELL

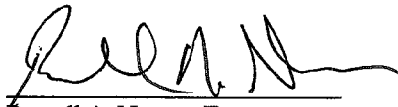
NOTICE IS HEREBY GIVEN that on or about March 26, 2021, DSD Development, LLC on behalf of Montdella Townhomes, LLC, as Trustor, executed a Trust Deed (the "Deed of Trust") to secure the performance of a certain Promissory Note dated March 26, 2021, in the original amount of \$4,000,000.00, and any and all written amendments thereto (the "Promissory Note"). The Deed of Trust was filed for record on March 29, 2021, with recorder's Entry No. 58739:2021, Utah County, Utah, and covers the following property:

Legal Description: SEE EXHIBIT A ATTACHED HERETO
Property: 250 South Main Street, Alpine, Utah 84004

Tax Parcel Nos.: 67-088-0001, 67-088-0002, 67-088-0003, 67-088-0004, 67-088-0005, 67-088-0006, 67-088-0007, 67-088-0008, 67-088-0009, 67-088-0010, 67-088-0011, 67-088-0012, 67-088-0013, 67-088-0014, 67-088-0015, 67-088-0016, 67-088-0017, 67-088-0018, 67-088-0019, 67-088-0020, 67-088-0021, 67-088-0022, 67-088-0023, 67-088-0024 and 67-088-0025

The payment obligation set forth in the Promissory Note is in default because Trustor has failed to pay all amounts due thereunder. All delinquent payments, together with all unpaid taxes, insurance, and other obligations under the Promissory Note and the Deed of Trust are due. Under the provisions of the Promissory Note and the Deed of Trust, the unpaid principal balance is now due, together with accruing interest, late charges, costs, and Trustees' and attorneys' fees. The Beneficiary (and holder of the Promissory Note) has demanded and does hereby demand payment of all amounts due under the Promissory Note, as amended. No such payment has been tendered. Accordingly, the Trustee has elected to sell the property described in the Deed of Trust.

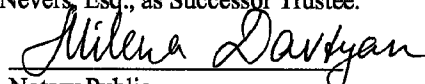
Dated this 23rd day of September 2021.



Russell A. Nevers, Esq.
Successor Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing Notice of Default and Election to Sell was executed and acknowledged before me this 23rd day of September 2021, by Russell A. Nevers, Esq., as Successor Trustee.



Notary Public



EXHIBIT A
DESCRIPTION OF LAND

Street address:
250 South Main Street
Alpine, UT 84004

Legal description:

Property is located in Utah County, State of Utah and is more particularly described as:
PARCEL 1:

All of Units 1 through 25, inclusive, MONTELLA TOWNHOMES AMENDED SUBDIVISION, Amending Montdella Subdivision, according to the official plat thereof on file and of record in the office of the Utah County Recorder, recorded July 14, 2020 as Entry No. 100155:2020.

PARCEL 1A:

A right of easement of use and enjoyment in and to the Common Areas described, and as provided for, in said Declaration of Covenants, Conditions, and Restrictions, recorded December 17, 2019 as Entry No. 133919:2019, which include, without limitation, an easement for vehicular ingress and egress over and across said Common Areas and Private Roads to and from said Units to a physically open and legally dedicated public street.

Parcel No. 67-088-0001, 67-088-0002, 67-088-0003, 67-088-0004, 67-088-0005, 67-088-0006, 67-088-0007, 67-088-0008, 67-088-0009, 67-088-0010, 67-088-0011, 67-088-0012, 67-088-0013, 67-088-0014, 67-088-0015, 67-088-0016, 67-088-0017, 67-088-0018, 67-088-0019, 67-088-0020, 67-088-0021, 67-088-0022, 67-088-0023, 67-088-0024 and 67-088-0025