

AFTER RECORDING RETURN TO:
DANIEL M. HOOGE, ESQ.
7909 Weeping Ash Way
Eagle Mountain, Utah 84005

13114555
11/1/2019 3:20:00 PM \$42.00
Book - 10854 Pg - 8447-8449
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

MAIL TAX NOTICE TO:
Jared and Heidi Gray
8775 North Cedar Pass Rd.
Eagle Mountain, Utah 84005

TAX #'s:
27-29-305-004, 27-29-305-005,
27-29-305-006, 27-29-306-002,
27-29-306-003, 27-29-306-004,
27-29-306-005, 27-29-306-006,
27-29-306-007, 27-29-306-009
and 27-29-306-010.

TRUSTEE'S DEED

WHEREAS, Gary McDonald, as Trustor, executed a Deed of Trust on May 24, 2006 to secure Trustor's performance of obligations under a Promissory Note of the same date executed and delivered for a valid consideration in favor of Centennial Bank, Inc. as Beneficiary and as Trustee, and filed the Deed of Trust with the County Recorder of Salt Lake County, State of Utah, on June 2, 2006, as Entry No: 9742028, of the Official Records;

WHEREAS, Centennial Bank assigned its interest in the Trust Deed and Note to FB Acquisition Property I, LLC, a Colorado Limited Liability Company on December 17, 2014 and recorded the same with the Salt Lake County Recorder on January 20, 2015 as Entry No. 11978272 in Book 10289 at Page 6088;

WHEREAS, FB Acquisition then assigned its interest in the Trust Deed and Note to Gray Excavating, Inc., a Utah Corporation, and recorded the assignment with the Salt Lake County Recorder on June 12, 2018 as Entry No. 12789302 in Book 10683 at Pages 2243-2249;

WHEREAS, the Beneficiary, Gray Excavating, Inc., duly appointed DANIEL M. HOOGE, ESQ., as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Salt Lake County, State of Utah, on April 23, 2019, as Entry No. 12973072;

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed as set forth in the Notice of Default in this matter;

WHEREAS, Daniel M. Hooge, Esq., as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Salt Lake County, a Notice of Default containing an election to sell the trust property, which was recorded on April 23, 2019, as Entry No: 12973073; and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustor, and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default;

WHEREAS, Daniel M. Hooge as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute his Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United State of America, the property described, and fixing the time and place of sale as October 18, 2019 at 01:00 PM at the property described below, located at approximately 3982 W. 12270 S. Riverton, Utah, and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County in which the trust property, or some part of it, is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks in the Intermountain Commercial Record, a subsidiary of the Salt Lake Times, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date of the sale is scheduled; and that no later than 20 days before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Sale to the Trustor and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default;

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to JARED GRAY AND HEIDI GRAY, being the highest bidder, the property described for the sum of \$1,500,000 paid in lawful money of the United State of America.


NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by JARED GRAY AND HEIDI GRAY, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Trust Deed, does by these presents grant and convey to JARED GRAY AND HEIDI GRAY as joint tenants with rights of survivorship, but without and covenant or warranty, express or implied, all of that certain real property situated in Utah County, State of Utah, described as follows:

All of Lots 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 16 MCKENZIE PARK ESTATES SUBDIVISION, Riverton City, Salt Lake County, Utah, according to the official plat filed with the Salt Lake County Recorder as instrument number 10352916.

TAX #'s: 27-29-305-004, 27-29-305-005, 27-29-305-006, 27-29-306-002, 27-29-306-003, 27-29-306-004, 27-29-306-005, 27-29-306-006, 27-29-306-007, 27-29-306-009 and 27-29-306-010.

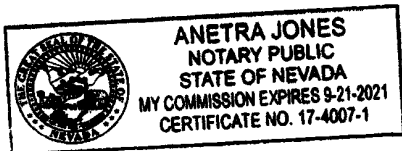
TOGETHER WITH and all improvements, fixtures, appurtenances, and easements now situated on or pertaining to the property.

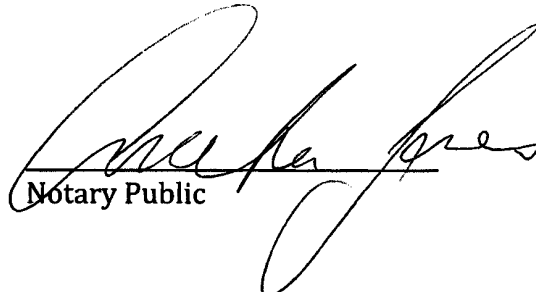
DATED: this 24 day of October 2019.

By: 
DANIEL M. HOOQE, ESQ.

State of Nevada)
 :SS.
County of Clark)

The foregoing instrument was acknowledged before me on this 24th day of October 2019, by DANIEL M. HOOQE, ESQ. as Successor Trustee.




Notary Public