

After Recording Mail To:
TitleFirst Title Insurance Agency
5 South Main Street, P.O. Box 849
Beaver Utah 84713

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by TitleFirst Title Insurance Agency, a member of the Utah State Bar (or Title Company or Title Agency), as Substitute Trustee under a Trust Deed executed on May 2, 2013, by Parowan Plaza, LLC, as Trustor, whose address is 5455 S. Durango Dr. Las Vegas, NV 89113, to secure a certain obligation held in favor of Paul R. Porter and Betty Jo Porter, trustees of the Porter Family Trust dated October 27, 2009 as Beneficiary, and recorded May 15, 2013 as Entry No.643011, in Book 1265, at Page 1836 of the official records of the IRON County Recorder and is described as follows:

Please see Attached Legal Description

Tax Serial No.: A-0002-0001-0002, A-0002-0000-0000, A-0002-0011-0001

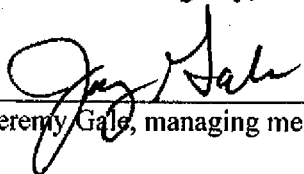
Said obligation includes a Note for the principal sum of the Trust Deed of \$460,000.00

Whereas, breach of, and default in the obligation for which such Trust Deed is security has occurred in that the timely payments and principal and interest have not been made as required by the Note secured by said Trust Deed.

By reason of such default, Paul R. Porter and Betty Jo Porter, trustees of the Porter Family Trust dated October 27, 2009, as Beneficiary, does hereby declare all sums under such Trust Deed Note immediately due and payable, and Title First Title Insurance Agency, as substitute Trustee, has elected and does hereby elect to cause the trust property to be sold to satisfy the obligation.

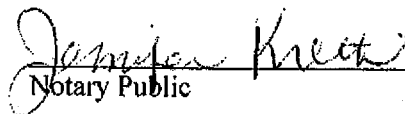
DATED this 17th day of August, 2018.

TitleFirst Title Insurance Agency, LLC


Jeremy Gale, managing member

STATE OF UTAH)
 :SS
COUNTY OF BEAVER)

On the 17th day of August, 2018, personally appeared before me Jeremy Gale, managing member of TitleFirst Title Insurance Agency, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.


Notary Public

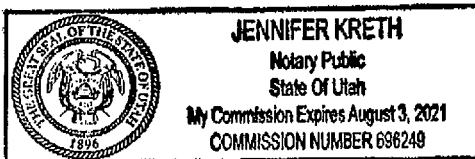


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Beginning South 89° 58' 19" East 121.00 feet along the Section line from the Southwest corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0° 10'05" East 360.00 feet; thence North 89° 58'19" West 121.00 feet; thence North 0° 10'05" East 737.25 feet along the Section line; thence North 56°39'09" East 419.95 feet; thence North 89°56'22" East 274.32 feet along the 1/16 Section line; thence along the East Main Street right -of-way and Non-Access Line as follows: thence South 0° 54'26" East 62.66 feet to a brass cap right-of-way marker; thence South 2° 03'31" East 500.00 feet to a brass cap right-of-way marker; thence South 0° 54'44" East 766.49 feet; thence departing said Main Street right-of-way North 89°58' 19" West 538.50 feet along the Section line and the North right-of-way line of 700 North Street to the point of beginning.

EXCEPTING THEREFROM all of NORTH PARK SUBDIVISION; according to the Official Plat thereof.

ALSO EXCEPTING THEREFROM the following described property: A Parcel of land situated in the Southwest quarter of the Southwest quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: Beginning at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, as recorded in the Office of the Iron County Recorder; thence North 00° 10'0.5" East 105.00 feet along the East line of said Lot 6; thence North 89°58' 19" West 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East 318.52 feet along the East line of Lots 3 and 4; thence South 89°58' 19" East 270.51 feet; thence South 00°54'44" East 423.57 feet along the West right of way line of Main Street; thence North 89°58'19" West 80.00 feet along the Section line to the point of beginning.

ALSO EXCEPTING THEREFROM the portion of land lying in 850 North Street, 75 West Street, and proposed 100 West Street as described in Road Dedication Plat of 850 North 75 West Street, recorded December 7, 2004 as Entry No. 494871 in Book 954 at Page 607, Official Iron County Records.

TOGETHER WITH an easement for ingress and egress and utilities over and across the East 80 feet of the following described property: A Parcel of land situated in the Southwest quarter of the Southwest quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: Beginning at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East 105.00 feet along the East line of said Lot 6; thence North 89°58'19" West 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East 318.52 feet along the East line of Lots 3 and 4; thence, South 89°58' 19" East 270.51 feet; thence South 00°54'44" East 423.57 feet along the West right-of-way line of Main Street; thence North 89°58' 19" West 80.00 feet along the Section line of the point of beginning, as set forth in Instrument recorded November 12, 2003 as Entry No. 475000 111 Book 905 at Pages 807-809, Official Iron County Records.

Parcel 2:

A Parcel of land situated in the Southwest quarter of the Southwest quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah being more particularly described as follows: Beginning at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, recorded in the Office of the Iron County Recorder; thence North 00°10'05" East 105.00 feet along the East line of said Lot 6; thence North 89°58'19" west 198.50 feet along the North line or said 6 and 5, North 00° 10'05" East 318.52 feet along the East line of Lots 3 and 4; thence South 89° 58' 19" East 270.51 feet; thence

File # 18082754

South 00°54'44" East 423.57 feet along the West right-of-way line of Main Street; thence South 89°58'19" West 80.00 feet along the Section line to the point of beginning.

Parcel 3:

Beginning at a point North 0°11'02" East 1103.16 feet from the Southwest corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 00°11'02" East 57.86 feet to the Southerly Right of Way line of 1-15; thence along said Right of Way line as follows: North 50°34'37" East 97.47 feet; thence along the arc of a non-tangent curve to the right, (Note: Radius point bears South 39°25'00" East 743.51 feet) a distance of 499.42 feet; thence South 72°59'47" East 94.18 feet; thence South 0°54'26" East 36.79 feet; thence departing said Right of Way South 89°57'14" West 271.06 feet along the 1/16 Section line; thence South 57°43'98" West 419.95 feet to the point of beginning.

Tax Parcel No. A-0002-0001-0002, A-0002-0000-0000, A-0002-0011-0001

File # 18082754

00718039 B: 1420 P: 1635