



When recorded mail to:
PB & M Investments, LLC
190 W 800 N # 103
Provo, UT 84601

ENT 100307:2018 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Oct 18 2:16 PM FEE 12.00 BY MG
RECORDED FOR PB&M INVESTMENTS

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 070391-UT
A.P.N.: 41-458-0049

TRUSTEE'S DEED

THIS DEED, made by ORANGE TITLE INSURANCE AGENCY, INC., as Trustee under the hereinafter described Trust Deed, in favor of PB & M Investments, LLC, as Grantee

WHEREAS, on 2/23/2009, JOEMAKA L. KAAIHUE AND NATALIE KAAIHUE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, executed and delivered to MERIDIAN TITLE COMPANY, as Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of his obligations under a Promissory Note executed and delivered for a valid consideration to ACADEMY MORTGAGE CORPORATION, A UTAH CORPORATION on or about 2/23/2009. The Trust Deed was recorded in the office of the Recorder of Utah County, State of Utah, on 2/27/2009, as Instrument No. 21011:2009 and covered the property described below; and

WHEREAS, a breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default referred to below; and,

WHEREAS, ORANGE TITLE INSURANCE AGENCY, INC., executed and filed for record in the Office of the County Recorder of Utah County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on 5/21/2018, as Entry No. 46981:2018; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed executed his Notice of Trustee Sale stating that he would sell at public auction to the highest bidder the property therein and hereafter described, and fixing the time and place of said sale as 10/12/2018, at 3:30 PM of said day, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold: and said successor Trustee did cause a copy of notice to be published once a week for three consecutive weeks before the date of sale in the Lehi Free Press, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being 9/6/2018 and the last date being 9/20/2018; and

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

WHEREAS, the successor Trustee did, at the time and place of sale, then and there sell, at public auction to Grantee above named, being the highest bidder thereof, the property described; for the sum of .

NOW, THEREFORE, successor Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority in him, by said Trust Deed, GRANT AND CONVEY unto Grantee above named, but without any covenant or warranty, expressed or implied, all that certain property situated in Utah County, State of Utah, described as follows:

LOT 49, PLAT "C", HILL CREEK, P.R.D. SUBDIVISION, LEHI CITY, UTAH COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

ORANGE TITLE INSURANCE AGENCY, INC.

DATED: 10/18/18

Sheri Patterson
Sheri Patterson, Authorized Agent

State of UTAH } ss.
County of UTAH }

On 10/18/18 before me, Brianna Lee Osthed, Notary Public, personally appeared **Sheri Patterson** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of said State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Brianna Lee Osthed* (Seal)

