

When Recorded, Mail to:

GEM ST, LLC
1111 Yellowstone Ave.
Pocatello, ID 83201



ENT 103425:2022 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Sep 23 2:32 pm FEE 130.00 BY CS
RECORDED FOR HATCH, JUSTIN D

TRUSTEE'S DEED

Justin D. Hatch, whose address is 10388 S. Liffey Lane, South Jordan, UT 84009 (herein called "Trustee" or "Grantor"), as Trustee under the Trust Deed hereinafter particularly described, does hereby bargain, sell, and convey without warranty to **GEM ST, LLC**, an Idaho limited partnership, whose address is 1111 Yellowstone Ave., Pocatello, ID 83201 (herein called "Grantee"), the real property situated in Utah County, State of Utah (the "Property") and more particularly described in **Exhibit A**.

This conveyance is made pursuant to the powers conferred upon Trustee under the Deed of Trust executed by Herons Landing, LLC, as Trustor, in which Gem ST, LLC was named as Beneficiary (the "Trust Deed"), which was filed for record on November 18, 2021 as Entry No. 194399:2021, with the County Recorder of Utah County, Utah (the "Trust Deed"), and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

(a) Default occurred in the obligations for which the Trust Deed was given as security. The named beneficiary made demand to sell the Property pursuant to the terms of the Trust Deed. A Notice of Default (the "Notice of Default") was recorded on May 9, 2022, as Entry No. 56786:2022, in the records of the Utah County Recorder (the county in which the real property described in the Trust Deed is situated), the nature of such default being as set forth in said Notice of Default, and a copy of such notice was mailed by certified mail to each person who recorded a request therefor. Such default still existed at the time of sale.

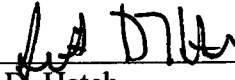
(b) More than three months after recordation of the Notice of Default, Trustee gave notice of the time and place of the sale of the Property pursuant to a Notice of Trustee's Sale (the "Notice of Sale") which was (i) delivered by certified mail to each person who recorded a request thereof; (ii) posted in a conspicuous place on the real property to be sold and in the office of the Utah County Recorder; (iii) published in the Daily Herald, a newspaper having a general circulation in Utah, Utah, the county in which the real property is situated.

(c) The provisions, recitals and contents of the Notice of Default and the Notice of Sale referred to in paragraphs (a) and (b) above, are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) Trustee, on the 14th day of September 2022, at the hour of 10:00 A.M., of said day, on the front steps of the Fourth District Court House-Provo District, located at, 137 Freedom Blvd 200 W, Ste 150, Provo Utah 84604, accepted bids for the Property at public auction. The highest bid for the Property was submitted by Grantee, which is the current holder of all right, title and interest in and with respect to the obligations secured by the Trust Deed.

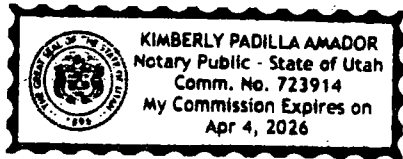
(e) All requirements of law regarding the mailing, posting, publications and recording of the Notice of Default and the Notice of Sale; and the conduct of the sale have been complied with.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto subscribed this 19th day of September 2022.


Justin D. Hatch

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 19th day of September 2022, personally appeared before me, Justin D Hatch, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Trustee.





NOTARY PUBLIC

EXHIBIT A

Lots 101-155, of Heron's Landing Plat 'A', on file and of record in the Utah County Recorder's Office, State of Utah.

APN: 68:057:0101
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