



WHEN RECORDED RETURN TO:

Mark S. Swan
SWAN LAW FIRM, PLLC
10808 S. River Front Parkway, Suite 363
South Jordan, UT 84095
Telephone: (801) 736-7222

ENT 126885:2017 PG 1 of 8
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Dec 20 3:57 pm FEE 42.00 BY BA
RECORDED FOR SWAN LAW FIRM PLLC

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN: That Mark S. Swan is the Successor Trustee under a Deed of Trust dated as of April 14, 2017 in which Taylor Ranch, Inc., a Utah corporation, is the Trustor, in which Title West was named Trustee and Gulf Funding, LLC, a Utah limited liability company, was named as Beneficiary and which was recorded in the Utah County, Utah Recorder's Office, on April 17, 2017, as Entry Number 36372:2107, covering the real property described on Exhibit "A" hereto.

Obligations under the Deed of Trust arise from a Secured Promissory Note dated April 14, 2017 and Deed of Trust dated April 14, 2017 with the original principal indebtedness being \$5,550,000.00 together with additional advances, accruing interest, late charges, unpaid taxes, costs and attorney's fees.

A default has occurred in that the Obligor under the Secured Promissory Note has failed to pay the sums owed to the Beneficiary at the times and in the amounts as required by the Secured Promissory Note. As of December 20, 2017, payment is due and owing in the principal amount of \$ 5,550,000.00, plus past due payments of \$128,500.00 plus interest accruing from November 28, 2017 at 18% per annum, plus all past due taxes, attorney's fees, costs, default interest and after accruing interest as stated in the Secured Promissory Note. Nothing in this Notice shall be construed as a waiver of any fees owing to the Beneficiary under the Secured Promissory Note or the Deed of Trust, pursuant to their terms.

Under the provisions of said Secured Promissory Note and Deed of Trust, the entire obligation due under the Secured Promissory Note and Deed of Trust are now due and owing, together with the amount in default set forth above plus all foreclosure costs and Trustee's and attorney's fees.

The undersigned Successor Trustee has elected and does hereby elect to sell or cause to be sold the property described in the aforesaid Deed of Trust to satisfy the obligation thereby secured, all as provided by Title 57, Chapter 1, Utah Code Annotated (1953), as amended and supplemented.

All reinstatements, assumptions or payoffs must be in the form of lawful money of the United States of America, or certified funds in U.S. Dollars. **Personal Checks will not be accepted.**

DATED this 20th day of December, 2017.

SWAN LAW FIRM, PLLC

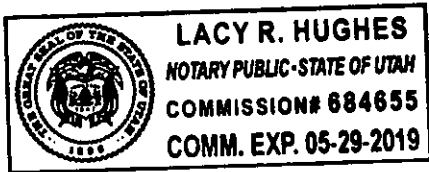


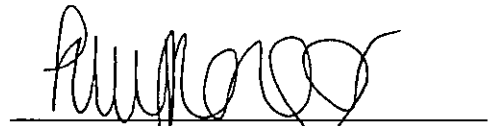
MARK S. SWAN, Attorney
Successor Trustee

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Suite 363
South Jordan, UT 84095
Telephone: (801) 736-7222

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

On the 20th day of December, 2017, personally appeared before me MARK S. SWAN, the Successor Trustee, who is the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.





NOTARY PUBLIC
Residing in Salt Lake County, Utah
My Commission Expires: _____

EXHIBIT A
TO
DEED OF TRUST

Legal Description of Land

The following real property located in UTAH County, State of UTAH:

(29-024-0007, 29-025-0035)

Commencing at a point with state plane rectangular coordinates of X=1,925,134.17 and Y=610,907.32 based on the Lambert Conformal Projection, Utah Central Zone, said point also located South 0°58'10" East along the Section line 620.19 feet and South 89°01'50" West 48.60 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1°38'55" East along a fence line 707.71 feet; thence North 1°23'13" East along said fence line 633.18 feet to a fence corner; thence North 34°15'32" West along a fence line 6.45 feet to a fence corner; thence South 72°39'41" West along a fence line 93.85 feet; thence South 69°38'55" West along said fence line 127.07 feet; thence South 68°38'00" West along said fence line 183.82 feet to the centerline of a ditch; thence South 1°19'07" West along said ditch centerline 207.15 feet; thence South 8°25'51" West along said ditch centerline 37.63 feet; thence South 9°40'06" East along said ditch centerline 28.27 feet; thence South 1°34'31" West along said ditch centerline 914.58 feet; thence South 6°51'43" East along said ditch centerline 23.02 feet to a fence line; thence North 88°32'17" East along said fence line 48.75 feet to a fence corner; thence North 89°45'04" East along a fence line 327.05 feet to the point of beginning.

(29-024-0008, 29-025-0036)

Commencing at a point with state plane rectangular coordinates of X=1,924,758.51 and Y=610,904.66 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located South 0°58'10" East along the section line 616.50 feet and South 89°01'50" West 424.37 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 6°51'43" West along a ditch centerline 23.02 feet; thence North 1°34'31" East along said ditch centerline 914.58 feet; thence North 9°40'06" West along said ditch centerline 28.27 feet; thence North 8°25'51" East along said ditch centerline 37.63 feet; thence North 1°19'07" East along said ditch centerline 207.15 feet to a fence line; thence South 68°15'09" West along said fence line 339.53 feet; thence South 65°45'58" West along said fence line 36.23 feet to a fence corner; thence South 0°01'00" West along a fence line 455.00 feet to a fence corner; thence South 0°55'41" East along a fence line 621.61 feet to a fence corner; thence North 88°32'17" East along a fence line 310.64 feet to the point of beginning.

(29-025-0037)

Commencing at a point with state plane rectangular coordinates of X=1,925,200.99 and Y=609,607.86 based on Lambert Conformal Projection, Utah Central Zone, said point being also located North

0°58'10" West along the Section line 744.15 feet and South 89°01'50" West 3.77 feet from the East Quarter Corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°02'31" West along a fence line 551.88 feet to the centerline of a concrete ditch; thence North 78°17'39" West along said ditch centerline 49.70 feet; thence North 80°39'08" West along said ditch centerline 123.06 feet; thence North 77°18'04" West along said ditch centerline 76.92 feet; thence North 81°47'50" West along said ditch centerline 125.39 feet; thence North 86°22'37" West along said ditch centerline 108.84 feet to a fence line; thence South 23°33'59" West along said fence line 13.09 feet to a fence corner; thence South 0°21'29" East along a fence line 612.91 feet; thence North 89°50'55" East 479.67 feet to the point of beginning.

(29-025-0038)

Commencing at a point with state plane rectangular coordinates of X=1,925,200.57 and Y=610,159.58 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located North 0°58'10" West along the Section Line 1295.97 feet and North 89°01'50" East 5.15 feet from the East Quarter Corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1°17'26" West 42.27 feet; thence North 36°24'12" West along a fence line 114.28 feet; thence North 10°29'22" West 22.65 feet to a fence corner; thence North 88°48'04" West along a fence line 316.71 feet to a fence corner; thence North 0°23'10" West along a fence line 583.43 feet to a fence corner; thence South 88°32'17" West along a fence line 359.39 feet to a fence corner; thence South 0°00'51" West along a fence line 64.53 feet; thence South 0°58'10" East along said fence line 533.29 feet; thence South 84°41'44" East along a fence line 7.30 feet; thence South 48°37'56" East along said fence line 100.42 feet; thence South 85°52'10" East along said fence line 178.47 feet to a fence corner; thence North 23°33'59" East along a fence line 13.09 feet to the centerline of a concrete ditch; thence South 86°22'37" East along said ditch centerline 108.84 feet; thence South 81°47'50" East along said ditch centerline 125.39 feet; thence South 77°18'04" East along said ditch centerline 76.92 feet; thence South 80°39'08" East along said ditch centerline 123.06 feet; thence South 78°17'39" East along said ditch centerline 49.70 feet to the point of beginning.

(29-025-0010)

Commencing 18.66 chains South of the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence West 70.85 feet more or less; thence South 10°29'22" East 22.65 feet more or less; thence South 36°24'12" East 114.28 feet; thence South 1°17'26" West 42.27 feet; thence South 0°02'31" West 195 feet more or less; thence South 89°22'00" East 52.7 feet; thence North 352.09 feet; thence West 52.7 feet to the point of beginning.

(29-025-0018)

Commencing 21.84 chains North and 73 links West of the Southeast corner of Northeast quarter of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1°52'30" East 8.92 chains; thence West 4.91 chains; thence South 8.92 chains; thence East 4.71 chains to the place of beginning.

(30-064-0010)

Beginning at the Southwest corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearings: State Plane Coordinate control - SW Cor. 19 to West Cor. 19 = N.00°15'12" W.); thence North 01°23'15" East 731.83 feet along a fence line; thence North 87°56'56" East 1324.49 feet along a fence line; thence South 00°21'28" East 329.35 feet along a fence line; thence North 89°56'14" West 659.65 feet along a fence line; thence South 00°02'41" East 859.23 feet along a fence line; thence North 89°27'35" West 693.01 feet; thence North 01°12'56" East 402.39 feet along a fence line to the point of beginning.

(30-088-0015)

Beginning at a point which is 402.30 feet South and 8.54 feet West from the Northwest corner of Section 30, Township 9 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearings: State Plane Coordinate control - NW Cor. 30 to West Cor. 30 = S. 00°57'18" E.); thence South 89°27'35" East 693.01 feet along a fence line; thence South 00°32'52" West 600.51 feet along a fence line; thence South 00°44'44" West 224.38 feet along a fence line; thence North 88°14'59" West 626.11 feet along a fence line; thence South 00°43'09" East 34.37 feet along a fence line; thence North 86°44'57" West 51.74 feet along a fence line; thence North 30°12'45" West 39.28 feet along a fence line; thence North 00°53'01" East 809.84 feet along a fence line to the point of beginning.

(30-088-0008)

Beginning at a point which is 1585.10 feet South and 53.22 feet East from the Northwest corner of Section 30, Township 9 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearings: State Plane Coordinate control - NW Cor. 30 to West Cor. 30 = S. 00°57'18" E.); thence North 00°28'49" West 336.27 feet along a fence line; North 00°43'09" West 34.37 feet along a fence line; thence South 88°14'59" East 626.11 feet along a fence line; thence South 00°21'56" West 348.40 feet along a fence line; thence South 89°42'46" West 620.35 feet along a fence line to the point of beginning.

(30-088-0007)

Beginning at a point which is 1582.07 feet South and 673.56 feet East from the Northwest corner of Section 30, Township 9 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearings: State Plane Coordinate control - NW Cor.30 to West Cor. 30 = S. 00°57'18" E.); thence North 00°21'56" East 348.40 feet along a fence line; thence North 00°44'44" East 224.38 feet along a fence line; thence South 89°12'15" East 406.37 feet along a fence line; thence South 09°24'55" West 185.78 feet along a fence line; thence South 15°52'02" West 65.34 feet along a fence line; thence South 03°00'50" East 371.57 feet along a fence line; thence North 84°26'25" West 95.99 feet along a fence line; thence North 81°27'26" West 100.31 feet along a fence line; thence North 82°09'56" West 189.79 feet along a fence line to the point of beginning.

(30-088-0009)

Beginning at a point which is 1632.14 feet South and 1056.32 feet East from the Northwest corner of Section 30, Township 9 South, Range 2 East, Salt Lake Base and Meridian (Salt Lake Base and Meridian (Basis of Bearings: State Plane Coordinate control = NW Cor. 30 to West Cor. 30 = S. 00°57'18" E.); thence North 03°00'50" West 371.57 feet along a fence line; thence North 15°52'02" East 65.34 feet along a fence line; thence North 09°24'55" East 185.78 feet along a fence line; thence North 09°01'57" East 237.78 feet along a fence line; thence North 39°10'30" East 309.15 feet along a fence line; thence North 09°56'42" East 188.09 feet along a fence line; thence South 88°19'42" East 13.54 feet along a fence line; thence South 00°19'43" East 1210.56 feet along a fence line to the beginning of a 71.10 foot radius curve; thence 113.70 feet along the arc of the curve to the right (Chord bears South 45°29'12" West 101.97 feet); thence South 88°41'54" West 241.65 feet along a fence line to the point of beginning.

(30-088-0014)

Commencing 10 chains East and 2.33 chains South 01° East of the Northwest corner of the Northwest quarter of Section 30, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 01° East 12.08 chains; thence South 88° East 6.15 chains; thence North 10 1/4° East 3.55 chains; thence North 43 1/4° East 4.97 chains; thence North 3/4° East 5.69 chains; thence North 89° West 10.09 chains, to the place of beginning.

LESS that portion taken by the Freeway described as follows:

Beginning at the Northeast corner of said entire tract, which point of beginning is approximately 160 feet South 1325 feet East from the Northwest corner of said Section 30; thence North 89° West 52 feet, more or less, to a point 25.0 feet radially distant Southwesterly from the center line of said frontage road; thence Southeasterly 100 feet, more or less, along the arc of a 125.0 foot radius curve to the right to a point 25.0 feet radially distant Westerly from the center line of said frontage road at Engineer Station 14+69.89 (Note: Tangent to said curve at its point of beginning bears South 45°23' East; thence South 01°00'04" East 19 feet, more or less, to the East boundary line of said entire tract; thence Northerly 105 feet, more or less, along said East boundary line to the point of beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

(29-025-0084)

Beginning at a fence line intersection on the North side of 12400 South Utah County Road, which point is North 17.45 feet and West 711.73 feet from the East quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°49'00" West along a fence line on the North line of said 12400 South Street, 120.30 feet; thence North 01°57'00" East 363.00 feet; thence North 89°49'00" West 179.00 feet; thence North 01°57'00" East 456.27 feet; thence South 74°45'15" East 23.67 feet; thence South 78°58'17" East along the fence line 135.66 feet; thence North 83°28'21" East along a fence line 143.73 feet; thence South 01°57'00" West along a fence 804.38 feet to the place of beginning.

(29-025-0085)

Beginning at a fence intersection the North side of 12400 South Utah County Road, which point is North 16.75 feet and West 492.03 feet (based on the Utah State Coordinate System, Central Zone) from the East quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°01'9" East along said fence line 1340.75 feet to a fence line; thence North 85°25'30" West 174.55 feet along a fence line; thence North 83°34'48" West 413.49 feet along a fence line; thence South 9°21'28" West 395.75 feet; thence South 00°15'55" East 106.26 feet; thence South 11°39'11" West 39.50 feet; thence South 74°45'15" East 194.91 feet; thence South 78°58'17" East 135.66 feet; thence North 83°28'21" East 143.73 feet to a fence line; thence South 01°57'00" West 804.38 feet to the fence line of the North side of 12400 South Utah County Road; thence South 89°49'00" East 219.70 feet to the point of beginning.

(30-064-0006)

Commencing 10 chains East of the Southwest corner of Section 19, Township 9 South, Range 2 East, Salt Lake Meridian; thence East 230.58 feet; thence North 56°04" West 15.27 feet; thence Northeasterly 164.9 feet along arc of a 105 foot radius curve to right; thence South 89°10'33" East 162.8 feet; thence Northeasterly 196.5 feet along arc of a 125 foot radius curve to left (tangent North 89°03'56" East) Northeasterly 226.60 feet; thence North in a straight line 210 feet, more or less to the North line of the said Daley property; thence South 88° West 623.66 feet; thence South 1/2° East 6.81 chains to beginning.

Also Commencing 10 chains East of the Northwest corner of Section 30, Township 9 South, Range 2 East, Salt Lake Meridian; thence South 1/2° East 2.33 chains; thence East 227.54 feet; thence North 56°04" West 2.33 chains; thence West 228 feet to beginning.

(29-025-0051)

Beginning at a fence corner on the East right of way of a railroad track, said point also being South 305.88 feet and East 457.17 feet from the North quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence along a fence line the following calls: thence North 89°32'47" East 819.18 feet; thence South 75°37'42" East 40.30 feet; thence North 36°20'51" East 164.46 feet; thence North 34°25'56" East 71.56 feet; thence North 36°55'17" East 158.50 feet; thence North 86°37'15" East 71.45 feet; thence South 89°48'55" East 279.02 feet; thence South 01°11'29" East 254.52 feet; thence South 00°52'44" East 186.24 feet; thence South 00°06'00" East 233.74 feet; thence South 01°22'33" East 344.17 feet; thence South 00°15'15" East 198.11 feet; thence South 86°57'55" West 222.45 feet; thence South 84°48'43" West 93.34 feet; thence South 70°08'09" West 189.02 feet; thence South 63°05'01" West 151.97 feet; thence North 12°10'19" West 126.91 feet; thence North 12°16'53" West 92.63 feet; thence South 89°21'08" West 649.05 feet; thence North 45°27'30" West 1.19 feet; thence along said railroad right of way thence the following calls: North 19°11'46" West 73.18 feet; thence North 14°11'30" West 123.07 feet; thence North 11°57'02" West 153.29 feet; thence North 08°40'05" West 171.80 feet; thence North 07°09'11" West 76.37 feet; thence North 04°35'50" West 92.93 feet; thence North 02°00'47" West 167.24 feet to the point of beginning.

The following is shown for information purposes only:

29-024-0007, 29-025-0035, 29-024-0008, 29-022-0036, 29-025-0037, 29-025-0038, 29-025-0010, 29-025-0018, 30-064-0010, 30-088-0015, 30-088-0018, 30-088-0007, 30-088-0009, 30-088-0014, 29-025-0084, 29-025-0085, 30-064-0006, 29-025-0051