

WHEN RECORDED RETURN TO:  
Kevin M. Bischoff  
Skoubye Nielson & Johansen, LLC  
999 East Murray-Holladay Road, Suite 200  
Salt Lake City, Utah 84117  
Hours: 9 a.m. to 5 p.m., Monday through Friday  
(801) 365-1030

**NOTICE OF DEFAULT AND ELECTION TO SELL**

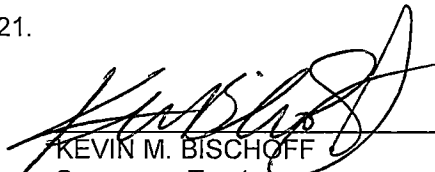
NOTICE IS HEREBY GIVEN by Kevin M. Bischoff, Successor Trustee, that a default has occurred under the Deed of Trust executed on December 6, 2019, by ZENITH LAND PARTNERS, LLC, a Delaware limited liability company, as Trustor, in which KENO II, LLC, a Nevada limited liability company is named as Beneficiary and COTTON WOOD TITLE INSURANCE AGENCY is named as Trustee, and filed for record on December 6, 2019, in the Utah County Recorder's office as entry number 129545:2019 ("Trust Property"):

Legal description: See Exhibit A, attached hereto.

Parcel No: 59-013-0053; Address: Saratoga Springs, Utah 84045

A breach of the Deed of Trust and its underlying Promissory Note has occurred. The Promissory Note has come due and the Trustor has not made payment, and is therefore in default. By reason of such default, the Successor Trustee hereby declares that all amounts secured by the Trust Deed are immediately due and payable and elects to cause the Trust Property to be sold to satisfy the obligations secured thereby.

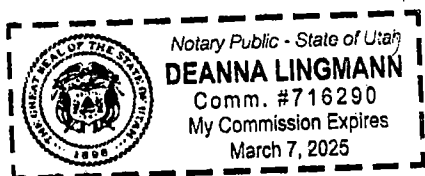
DATED this 10 day of August, 2021.

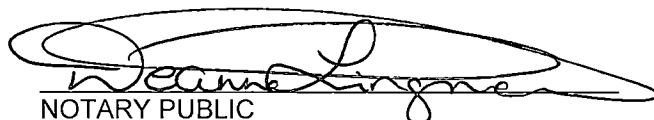
  
\_\_\_\_\_  
KEVIN M. BISCHOFF  
Successor Trustee

CERTIFICATE OF ACKNOWLEDGMENT

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

On this 10<sup>th</sup> day of August, 2021, before me, Deanna Lingmann, a notary public, personally appeared Kevin M. Bischoff, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same. Witness my hand and official seal.



  
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NOTARY PUBLIC

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Commencing North 89°45'06" West 2744.32 feet and North 89°46'35" West 1102.84 feet and South 3111.11 feet and South 59°15'27" West 195.65 feet from the Northeast corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 59°15'27" West 288.06 feet; thence along a curve to the right (chord bears: North 70°11'45" West 838.55 feet, radius of 543 feet) along a curve to the left (chord bears: North 33°25'20" West 217.6 feet, radius of 457 feet); thence North 47°11'42" West 97.9 feet; thence North 42°48'06" East 206.15 feet; thence along a curve to the left (chord bears: North 25°42'06" East 472.61 feet, radius of 803.5 feet); thence North 08°35'54" East 50.29 feet; thence along a curve to the right (chord bears: North 48°37'43" East 183.84 feet, radius of 250 feet); thence North 72°44'28" East 205.87 feet; thence along a curve to the left (chord bears: South 27°25'28" East 815.74 feet, radius of 2590 feet); thence South 12°43'28" East 57.31 feet; thence along a curve to the left (chord bears: South 20°14'02" East 441.69 feet, radius of 1690.09 feet) to the point of beginning.

**PARCEL 1A:**

A temporary Utility and Right-of-Way Easement described in that certain document recorded November 9, 2006 as Entry No. 150850:2006 in the office of the Utah County Recorder. Said easement will expire when a permanent dedicated improved road with utilities is in place. The location of said easement is more particularly described as follows:

Beginning at a point located North 89°45'06" West along the section line 1,630.03 feet and South 1,407.31 feet from the Northeast corner of Section 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South 29°09'56" East 96.50 feet; thence along the arc of a 953.50 foot radius non tangent curve to the right 1,570.69 feet (chord bears North 71°58'27" West 1,399.03 feet); thence along the arc of a 696.50 foot radius non tangent curve to the left 767.92 feet (chord bears North 56°22'05" West 729.61 feet); thence North 87°57'13" West 71.84 feet; thence along the arc of a 803.50 foot radius non tangent curve to the right 977.23 feet (chord bears South 40°42'23" West 918.11 feet); thence South 75°32'54" West 344.08 feet; thence South 14°27'06" East 370.91 feet; thence along the arc of a 2,410.00 foot radius curve to the left 1,387.21 feet (chord bears South 30°56'30" East 1,368.14 feet); thence South 41°10'23" West 180.05 feet; thence South 59°15'27" West 371.84 feet; thence North 30°44'33" West 56.00 feet; thence North 59°15'27" East 355.63 feet; thence along the arc of a 2,590.00 foot radius non tangent curve to the right 1,436.90 feet (chord bears North 30°20'43" West 1,418.55 feet); thence North 14°27'06" West 467.41 feet; thence North 75°32'54" East 524.08 feet; thence along the arc of a 707.00 foot radius curve to the left 950.00 feet (chord bears North 37°03'14" East 880.13 feet); thence South 87°57'13" East 167.87 feet; thence along the arc of a 793.00 foot radius curve to the right 874.32 feet (chord bears South 56°22'05" East 830.70 feet); thence along the arc of a 857.00 foot radius reverse curve to the left 1,411.73 feet (chord bears South 71°58'27" East 1,257.44 feet) to the point of beginning.

Tax Id No.: 59-013-0053