

WHEN RECORDED, RETURN TO:

Jeremy Sink
Kirton McConkie
36 South State Street, Suite 1900
Salt Lake City, Utah 84111

14005950 B: 11367 P: 3633 Total Pages: 4
08/25/2022 12:46 PM By: ctafoya Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KIRTON & MCCONKIE
36 SOUTH STATE STREET, SUITE 1SALT LAKE CITY, UT 84111

GRANTEE'S ADDRESS FOR TAX NOTICES:

SLI COMMERCIAL REAL ESTATE RETIREMENT SAVINGS PLAN
c/o Howard Kent
445 East 200 South, Suite 140
Salt Lake City, UT 84111

Tax Parcel Number: : 08-35-405-015, 016 and 020 thru 31;

(space above for Recorder's use only)

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made by Jeremy Sink, as Successor Trustee under the hereinafter mentioned and described Trust Deed, in favor of HOWARD KENT, INC., and rights arising under the Trustee's Sale (Howard Kent, Inc. hereinafter "Grantee").

WHEREAS, on or about October 12, 2018, HOYT PLACE DEVELOPMENT LLC, a Utah limited liability company, as Grantor, executed and delivered to STEWART TITLE INSURANCE AGENCY OF UTAH, INC., as Trustee (Jeremy C. Sink, attorney at law, whose business address is Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, UT 84111 was appointed successor trustee via a Substitution of Trustee recorded on May 10, 2021, Book 11171, Page 7587-7588, entry number 13657939), for the benefit of HOWARD KENT, INC., a Utah corporation, as Beneficiary, that certain DEED OF TRUST and NOTE SECURED BY DEED OF TRUST, recorded on October 12, 2018, as Entry No. 12866383 in the Official Records of Salt Lake County, State of Utah; as amended and supplemented by that certain TRUST DEED WITH ASSIGNMENT OF RENTS, dated December 3, 2019 and recorded on December 4, 2019 as Entry no. 13139352, Book 10868, Pages 3016-3020 in the Official Records of Salt Lake County, State of Utah (collectively, the "**Trust Deed**"), encumbering real property located in Salt Lake County, Utah, more particularly described below ("the Property"), to secure the original indebtedness of said Trustor in the original principal sum of Three Million One Hundred Ninety Thousand and No/100 Dollars (\$3,190,000.00); and

WHEREAS, Jeremy Sink, an active member of the Utah State Bar with an office at Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, Utah 84111, was duly appointed as Successor Trustee under the Trust Deed by a Substitution of Trustee recorded on May 10, 2021, Book 11171, Page 7587-7588, entry number 13657939 of the official records of Salt Lake County, Utah; and

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

WHEREAS, Jeremy Sink, Successor Trustee, executed and thereafter filed for record in the official records of Salt Lake County, a written Notice of Default and Election to Sell (“Notice of Default”) containing an election to sell the trust property, which Notice of Default was recorded on May 11, 2021, as Entry No. 13659668, Book 11172, Pages 6835-6837, in the official records of Salt Lake County, Utah, and copies of all statutorily required documents and correspondence were sent within ten (10) days of such filing for record to the Trustor and to any other persons having requested the same in accordance with the provisions of applicable statute; and

WHEREAS, Jeremy Sink, Successor Trustee, in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute his Amended Notice of Trustee’s Sale (“Notice of Sale”) stating that he, as such Successor Trustee, by virtue of the authority in him vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described, and fixing the time and place of said sale as August 24, 2022, at 2:00 PM of said day, and did cause copies of said Notice of Sale to be posted for not fewer than twenty (20) days before the date of the sale therein fixed, in a conspicuous place on the property to be sold and also at the office of the county recorder of said county; and said Successor Trustee did cause a copy of said Notice of Sale to be published once a week for three (3) consecutive weeks before the date of sale therein fixed in The Deseret News, having a general circulation in the county in which said property is situated, the first date of such publication being July 29, 2022 and the last date being August 12, 2022; and

WHEREAS, the Successor Trustee’s contact information, current as of the time sent, was sent with the copies of the Notice of Default and Notice of Sale in compliance with all applicable statutes; and

WHEREAS, all applicable statutory provisions of the State of Utah, including specifically, but without limitation, Utah Code Annotated §§ 57-1-19 through 57-1-36 and § 45-1-101, and all of the provisions of said Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, Jeremy Sink, Successor Trustee, did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to HOWARD KENT, INC., being the highest bidder therefor, the property described for the credit bid sum of \$1,250,000.00.

NOW, THEREFOR, Jeremy Sink, Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by HOWARD KENT, INC., the receipt whereof is hereby acknowledged, and by virtue of the authority in him vested by said Trust Deed, does by these presents grant and convey unto HOWARD KENT, INC., a Utah corporation, , but without any covenant or warranty, express or implied, all of that certain property situated in Salt Lake County, State of Utah, described as follows:

(Description of the Property)

Certain real property located in Salt Lake County, Utah, more particularly described as follows:

Parcel 1: (08-35-405-015)

Commencing 2 rods North and 100 feet East from the Southwest corner of Lot 4, Block 70, Plat "C", Salt Lake City Survey, thence East 75 feet; thence North 9 rods; thence West 75 feet; thence South 9 rods to the place of beginning.

Parcel 1A: (Easement Interest Only)

Together with a right-of-way over: Beginning 18 rods South from the Northwest corner of said Block 70, Plat "C", Salt Lake City Survey, and running thence East 25 rods; thence South 2 rods; thence West 12.10 rods; thence South 2 rods; thence West 12.90 rods; thence North 4 rods to the place of beginning.

Parcel 2: (08-35-405-016)

Commencing 2 rods North and 175 feet East of the Southwest corner of Lot 4, Block 70, Plat "C", Salt Lake City Survey; and running thence East 37.5 feet; thence North 148.5 feet; thence West 37.5 feet; thence South 148.5 feet to the point of beginning.

Parcel 2A: (Easement Interest Only)

Together with a right of way for a roadway over and across a strip for ingress and egress to and from said described land:

Commencing 18 rods South from the Northwest corner of said Block 70; thence East 25 rods; thence South 2 rods; thence West 12.10 rods; thence South 2 rods; thence West 12.90 rods; thence North 4 rods, to beginning.

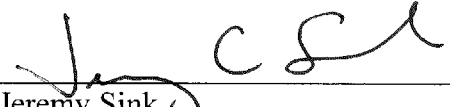
Parcel 3: (08-35-405-020 thru -031)

Beginning at a point that is South 00°00'55" East along the centerline of 900 West Street 365.06 feet and North 89°59'04" East 280.63 feet from the intersection monument at 900 West Street and 300 North Street, said point also being East 3791.90 feet and North 1933.16 feet from the Southwest corner of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°00'56" West 148.56 feet; thence North 89°59'04" East 160.88 feet; thence South 00°00'56" East 148.56 feet; thence South 89°59'04" West 160.88 feet to the point of beginning.

Now Known As: All of Lots 101 thru 110, Parcel A (Open Space) and (Private Drive) Hoyt Place Subdivision Phase 1, according to the Official Plat thereof recorded December 20, 2020 as Entry No. 13508787 in Book 2020 of Plat at Page 306, Salt Lake County, State of Utah.

As provided by Utah Code Annotated § 57-1-28(3), this Trustee's Deed shall be considered effective and relate back to the date and time of the sale described above.

DATED this 24 day of August, 2022.



Jeremy Sink
Successor Trustee

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

The foregoing Trustee's Deed was acknowledged before me this 24 day of August, 2022, by Jeremy Sink, in his capacity as Successor Trustee under the Trust Deed described herein.



Notary Public

