

**After Recording Return To:**  
Dunn Law Firm  
St. George, Utah 84770  
435-628-5405

14061366 B: 11395 P: 4960 Total Pages: 3  
01/11/2023 01:02 PM By: CSelman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: DUNN LAW FIRM  
110 WEST TABERNACLEST. GEORGE, UT 84770

**Parcel No: 16-33-329-008 & 16-33-329-019**

### **TRUSTEE'S DEED**

This Deed, made this 11 day of January, 2023, by and between MICHAEL C. DUNN, Attorney at Law, for Dunn Law Firm, as Successor Trustee hereunder, and SYMPHONY HOLDINGS, LLC, a Utah limited liability company, as Grantee hereunder.

WHEREAS, by Deed of Trust dated January 7, 2022, and recorded on January 11, 2022 as Entry No. 13867651, Book 11293, Page 4567, in the Official Records of Salt Lake County, State of Utah, JEMPAZ, LLC, a Utah limited liability company, as Trustor, did convey to COTTONWOOD TITLE INSURANCE, INC., as Trustee, upon the trust therein expressed, the property hereinafter described to secure payment of a certain Promissory Note and other obligations as more particularly set forth in that said Trust Deed; and,

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

WHEREAS, a Substitution of Trustee was filed in the official records of Salt Lake County on August 22, 2022, as Entry No. 14003866 in which document Michael C. Dunn of the Dunn Law Firm was appointed Successor Trustee under the Trust Deed; and,

WHEREAS, SYMPHONY HOLDINGS, LLC, being then the holder of the Note secured by the Trust Deed, did cause the Trustee to execute a written Notice of Default and of election to cause said property to be sold to satisfy the obligations of the Trust Deed and, accordingly, the Successor Trustee did, on August 23, 2022, file for record in the Office of the County Recorder of Salt Lake County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded as Entry No. 14004724 in the official records of Salt Lake County, State of Utah; and,

WHEREAS, not later than 10 days after such Notice of Default was recorded, the Successor Trustee mailed, by certified mail, with postage prepaid, a copy of such Notice of Default with the recording date shown thereon, addressed to Trustor JEMPAZ, LLC, to the address of the said Trustor which was set forth in the said Trust Deed and/or the address of the trust property described in the Notice of Default, and to all other parties specifically requesting notice pursuant to U.C.A. § 57-1-26; and,

WHEREAS, more than three months elapsed since the filing for recorded of the Notice of Default and during the period after said default was recorded, it was not cured and said default continued; and,

WHEREAS, The Successor Trustee gave written notice of the time and place of sale particularly describing the property to be sold, as follows:

- (a) by publications of the Notice of Sale in The Salt Lake Tribune, a newspaper of general circulation in Salt Lake County, Utah, three times, once per week for three consecutive weeks, namely on December 4, 2022, December 11, 2022, and December 18, 2022, the last publication being at least 10 days and not more than 30 days prior to the date of sale; and
- (b) by posting such notice online at [www.Utahlegals.com](http://www.Utahlegals.com) for 30 days prior to the date of the sale; and
- (c) by posting such notice at least 20 days prior to the date of sale in a conspicuous place on the below described property to be sold and in the office of the Salt Lake County recorder; and
- (d) by mailing, certified mail, with postage prepaid, at least 20 days prior to the date of sale, a copy of the Notice of Trustee's Sale, at the address set forth in the Trust Deed and/or address of the trust property described in the Notice of Default; and to all other parties requesting notice pursuant to U.C.A. § 56-1-26

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 the acts to be performed and the notices to be given; and

WHEREAS, at 9:30 a.m. on January 9, 2023, on the front steps of the Third District Courthouse, 450 South State Street, Salt Lake City, Utah 84111, that being the time and place specified in the Notice of Sale referred to hereinabove, the attorney for the Trustee did sell, at public auction, to Grantee above named, being the highest bidder therefore, the property described in the Trust Deed and herein for their opening credit bid of two million, eight hundred twenty-nine thousand, eight hundred twenty dollars and sixty-one cents (\$2,829,820.61), and other valuable consideration.

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, does by these presents grant and convey unto Grantee above named, 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:

**Parcel 1: All of Lot 23, FOREST HILLS SUBDIVISION, according to the official plat thereof on file and of record in the office of the County Recorder of Salt Lake County, State of Utah.**

**Parcel 2: Beginning at the Southwest corner of Lot 23, Forest Hills Subdivision; thence East 134.882 feet, more or less; thence South 2.84 feet; thence West 134.882 feet, more or less; thence North 2.84 feet to the point of beginning.**

*[SIGNATURES ON NEXT PAGE]*

