

**WHEN RECORDED, RETURN TO:**

Russell A. Nevers, Esq.  
FREEMAN LOVELL, PLLC  
4568 S Highland Drive, Suite 290  
Salt Lake City, Utah 84117

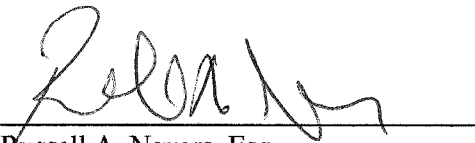
**NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN that on or about April 17, 2023, The Noah, LLC, as Grantor, executed a Deed of Trust, Security Agreement, Assignment of Leases and Rents and Financing Statement (the "Deed of Trust") to secure the performance of a certain Promissory Note dated April 17, 2023, in the original amount of \$1,223,000.00, and any and all written amendments thereto (the "Promissory Note"). The Deed of Trust was filed for record on April 19, 2023, with recorder's Entry No. 14095722, Salt Lake County, Utah, and covers the following property:

- Legal Description:** See Exhibit A attached hereto.
- Property:** 149 East Vine Street, 155-157 East Vine Street, and 163 East Vine Street, Murray, Utah 84107
- Tax Parcel Nos.:** 22-07-111-013, 22-07-111-014, 22-07-111-016

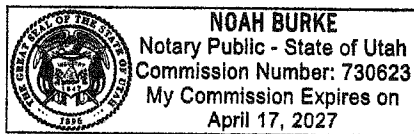
The payment obligation set forth in the Promissory Note is in default because Grantor has failed to pay all amounts due thereunder. All delinquent payments, together with all unpaid taxes, insurance, and other obligations under the Promissory Note and the Deed of Trust are due. Under the provisions of the Promissory Note and the Deed of Trust, the unpaid principal balance is now due, together with accruing interest, late charges, costs, and Trustees' and attorneys' fees. The Beneficiary (and holder of the Promissory Note) has demanded and does hereby demand payment of all amounts due under the Promissory Note, as amended. No such payment has been tendered. Accordingly, the Trustee has elected to sell the property described in the Deed of Trust.

Dated this 23rd day of October 2023.

  
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Russell A. Nevers, Esq.  
Trustee

STATE OF UTAH                    )  
  : ss  
COUNTY OF SALT LAKE        )

The foregoing Notice of Default and Election to Sell was executed and acknowledged before me this 23rd day of October 2023, by Russell A. Nevers, Esq., as Trustee.



  
\_\_\_\_\_  
Notary Public

EXHIBIT A

149 East Vine Street, 155-157 East Vine Street and 163 East Vine Street, Murray, UT 84107

22-07-111-013, 22-07-111-014 and 22-07-111-016

Legal Description

The land hereinafter referred to is situated in the City of Murray, County of Salt Lake, State of UT, and is described as follows:

Parcel 1:

Beginning 83.76 feet West and South 17° West 62.84 feet from the Southeast corner of Lot 1, Section 7, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence North 62°55' West 42.76 feet; thence North 17° East 184.47 feet; thence East 44.02 feet; thence South 17° West 204.84 feet to beginning.

Parcel 2:

Beginning 22 feet West and South 17° West 91.4 feet from the Southeast corner of Lot 1, Section 7, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence North 62°55' West 60 feet; thence North 17° East 204.84 feet; thence East 61.67 feet; thence South 17° West 233.4 feet to beginning.

Parcel 3:

Commencing 1.70 chains South and North 63° West 18.71 feet from the Southeast corner of Lot 1, Section 7, Township 2 South, Range 1 East Salt Lake Base & Meridian, and running thence North 17° East 146.52 feet; thence North 72°25' West 37.925 feet; thence South 17° West 106.5 feet; thence South 20° East 0.77 chains; thence South 83° East 4.39 feet to the point of beginning.

Less and excepting that portion that is conveyed in the boundary line agreement recorded December 01, 2008 as Entry No. 10570335 in Book 9662 at Page 751, described as follows:

Beginning at a point on the record North right of way line of Vine Street said point being South 1371.97 feet and East 1280.72 feet from the Northwest corner of Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian; said point also being South 63°04'40" East 486.67 feet along the record centerline of Vine Street and North 26°55'20" East 33.00 feet from the Salt Lake County Monument located at the intersection of State and Vine Streets; thence North 17°17'14" East 96.74 feet to and along an existing fence line; thence North 19°32'44" East 9.45 feet to an angle point in an existing fence line.

APN: 22-07-111-013

APN: 22-07-111-014

APN: 22-07-111-016