

WHEN RECORDED, RETURN TO:

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

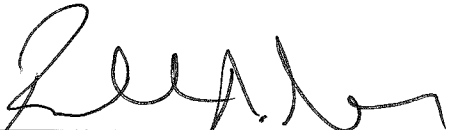
NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN that on or about October 12, 2021, Ranches at Rose Canyon, 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 October 12, 2021, in the original amount of \$1,850,000.00, and any and all written amendments thereto (the "Promissory Note"). The Deed of Trust was filed for record on October 13, 2021, with recorder's Entry No. 13797894, Salt Lake County, Utah, and covers the following property:

- Legal Description:** See Exhibit A attached hereto
- Property:** 14423 South Rose Canyon Road, Herriman, Utah 84096
- Tax Parcel No.:** 32-09-200-012

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 15th day of November 2023.



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 15th day of November 2023, by Russell A. Nevers, Esq., as Trustee.



Notary Public

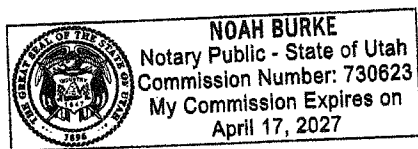


EXHIBIT A

Description of Property:

LOT 53, PROPOSED PLAT OF HI-COUNTRY ESTATES PHASE II, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1915.48 FEET AND WEST 372.41 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE RUNNING NORTH 80°35'16" WEST 1004.86 FEET TO A POINT ON A 540.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 80°35'16" WEST); THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 121.33 FEET (DELTA ANGLE = 12°52'23"); THENCE NORTH 3°27'39" WEST 259.71 FEET; THENCE NORTH 89°58'12" EAST 1001.41 FEET; THENCE SOUTH 0°04'20" WEST 545.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED ROAD, A THROUGH H BOTH INCLUSIVE, AND J THROUGH M, BOTH INCLUSIVE, AND MORE FULLY DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 3590, PAGE 26.

Also Known As:

14423 South Rose Canyon Road
Herriman, UT 84096