WHEN RECORDED MAIL TO: JENKINS BAGLEY SPERRY, PLLC Attn: Bruce C. Jenkins 285 W. Tabernacle St., Suite 301 St. George, UT 84770 ENT 1446:2025 PG 1 of 1 ANDREA ALLEN UTAH COUNTY RECORDER 2025 Jan 08 03:05 PM FEE 40.00 BY LM RECORDED FOR Jenkins Bagley Sperry, PLLC ELECTRONICALLY RECORDED

APPOINTMENT OF TRUSTEE

Bruce C. Jenkins, a member of the Utah State Bar, is hereby appointed Trustee by Traverse Mountain Master Association (the "Association"), under that certain Amended And Restated Master Declaration Of Covenants, Conditions, Restrictions And Reservation of Easements For Traverse Mountain A Master Planned Community (the "Declaration"), as may be amended from time to time, which was recorded in the official records of the Office of the Utah County Recorder, State of Utah, on June 18, 2007, as Entry No. 88194:2007, covering the following described real property, reputed to be owned by Cuc Thi Tu and Ben Nguyen, husband and wife (as to an undivided 50% interest), and Tam Le (as to an undivided 50% interest), as tenants in common (the "Owner"):

Lot 405, Phase 4, Crossing at Traverse, a Planned Residential Community, according to the plat thereof as recorded in the office of the Utah County Recorder. Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants, restrictions and reservations of record. TOGETHER WITH all improvements and appurtenances thereunto belonging.

PARCEL NUMBER: 65:560:0405

A notice of lien against the property was recorded on the records of the Utah County Recorder on November 7, 2024 as Entry No. 78471:2024 (the "Lien").

The parties to said Declaration and Lien are the Owner and the Association. The Association's lien arising from, and perfected by, the Declaration and the Act is treated as a deed of trust under which the Association is the beneficiary, and the Owner is the trustor. The Declaration and the Act provide that liens for the nonpayment of assessments and other amounts owed to the Association may be enforced by sale by the Association's governing body, or its authorized agent, and that such sale may be conducted in accordance with the provision of the law applicable to the exercise of powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by law. In any foreclosure or sale, the Owner of the property shall be required to pay all charges, interest and the costs and expenses of such proceedings including reasonable attorney fees.

DATED this 12 day of November, 2024.

Sign: Arrayerse Mountain Master Association

Print: Arrayer Biestriger

Its: President or Manager

STATE OF UTAH)

County of <u>U+u h</u> : ss.

On the 12th day of November, 2024, personally appeared before me handrew Biesinger, the signer of the above instrument, whose identity is known or was satisfactorily proven to me, who duly acknowledged before me that he/she executed the same, and that he/she is the President or Manager of Traverse Mountain Master Association.

CHARMAY HILL
Notary Public - State of Utah
Comm. No. 739681
My Commission Expires on
Oct 11, 2028

Motary Public ()