

Tax Parcel No.:

34-18-101-029; 34-18-106-007;
34-18-106-008

13097442
10/11/2019 12:18:00 PM \$40.00
Book - 10844 Pg - 6020-6024
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SHUMWAY VAN & HANSEN
BY: eCASH, DEPUTY - EF 5 P.

WHEN RECORDED RETURN TO:

CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC
2600 West Executive Parkway, Suite 120
Lehi, Utah 84043

Space above for County Recorder's Use

TRUSTEE'S DEED

This Trustee's Deed, is made this 9th day of October, 2019 by JARED S. HYDE, ESQ., a member of the Utah State Bar, as trustee ("**Trustee**") pursuant to that certain Substitution of Trustee dated May 2, 2019 and recorded on May 2, 2019 as Entry No. 12980626 in the Official Records of the Salt Lake County Recorder, State of Utah under that certain Deed of Trust dated September 30, 2018 ("**Deed of Trust**"), granted by THE TOWNHOMES AT DRAPER LANDING, LLC, a Utah limited liability company, as trustor ("**Trustor**"), in favor of those certain individuals/entities listed on the attached **Exhibit A**, and their successors and assigns, as beneficiary ("**Beneficiary**").

WHEREAS, the Deed of Trust was recorded on October 15, 2018 as Entry No. 12867761 in the Official Records of the Salt Lake County Recorder, State of Utah. The property subject to the Deed of Trust is situated in Salt Lake County, State of Utah, and is more particularly described on the attached **Exhibit B**, which is incorporated herein by this reference ("**Trust Property**").

WHEREAS, the Notice of Default and Election to Sell ("**Notice of Default**") associated with the Deed of Trust was recorded on May 2, 2019 as Entry No. 12980625 in the Official Records of the Salt Lake County Recorder, State of Utah. The Notice of Trustee's Sale was recorded on August 9, 2019 as entry number 13048215 in the Official Records of the Salt Lake County Recorder, State of Utah with a sale to occur on Wednesday, September 11, 2019.

WHEREAS, Jared S. Hyde, Esq., as Trustee, in consequence of said Notice of Default, and in accordance with said Deed of Trust, did execute a Notice of Trustee's Sale ("**Notice of Sale**") stating that he, as Trustee, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the Trust Property therein described, and fixing the time and place of said sale as 450 South State St., Salt Lake City, Utah at 11:00 a.m. on September 11, 2019 on the steps of the main entrance of the Third Judicial District Court of Salt Lake County, Utah, and did cause copies of said notice to be posted for not less than 20 days before the date of the sale therein fixed, at the office of the county recorder wherein said Trust Property is located, and also in a conspicuous place on the Trust Property to be sold; and said Trustee did cause a copy of said notice to be published once a week for three consecutive weeks before the date of the sale therein fixed in a newspaper having a general circulation in the county in which the Trust Property to be sold is situated.

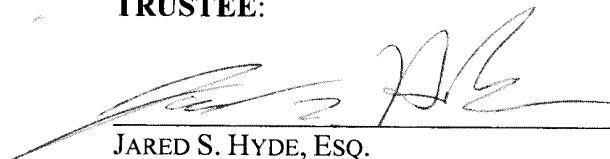
WHEREAS, on September 11, 2019 at 11:00 a.m. at the main entrance of the Third Judicial District Court of Salt Lake County located at 450 South State St., Salt Lake City, Utah, Trustee postponed the sale until October 4, 2019 at 11:00 a.m. by public declaration.

WHEREAS, on October 4, 2019 at 11:00 a.m. Trustee did, at the main entrance of the Third Judicial District Court of Salt Lake County located at 450 South State St., Salt Lake City, Utah then and there sell (in accordance with Utah law), at public auction to Beneficiary whose credit bid was the highest bid, the Trust Property.

NOW, THEREFORE, Jared S. Hyde, Esq. as Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Beneficiary, the receipt whereof is hereby acknowledged, does by these presents grant and convey unto the Beneficiary, but without any covenant or warranty, express or implied, all of that certain Trust Property situated in Salt Lake County, State of Utah, described as Tax Parcel Nos.: 34-18-101-029; 34-18-106-007; and 34-18-106-008.

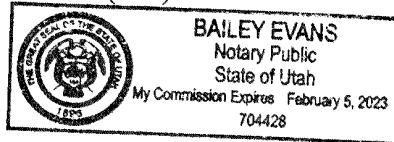
DATED this 9th day of October, 2019.

TRUSTEE:

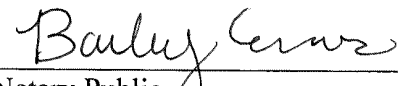


JARED S. HYDE, ESQ.
SHUMWAY VAN
8 East Broadway, Suite 550
Salt Lake City, Utah 84111
Telephone: (801) 478-8080
Facsimile: (801) 478-8088

STATE OF UTAH)
 : SS.)
COUNTY OF WASHINGTON)



On October 9, 2019 before me, Bailey Evans a notary public in and for said state, personally appeared Jared S. Hyde, Esq. , personally shown to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within TRUSTEE'S DEED and acknowledged to me that he executed the same in his authorized capacity as Trustee under the aforementioned Deed of Trust, and that by his signature on the instrument, he acted and executed the TRUSTEE'S DEED.



Notary Public

EXHIBIT A: LIST OF BENEFICIARIES

Cache Private Capital Diversified Fund, LLC	77.748%
Kimberly Parsons	12.577%
Bell Rock Income Fund I, LLC	7.526%
Cara Pine	2.419%

EXHIBIT B: LEGAL DESCRIPTION OF THE TRUST PROPERTY

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89 DEGREES 51 '23" EAST 1023.00 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION; THENCE SOUTH 45 DEGREES 06'23" WEST 1453.039 FEET TO THE WEST SECTION LINE OF SAID SECTION; THENCE NORTH 00 DEGREES 21'24" EAST 1023:00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 28, INCLUSIVE, DEARBOURNE HEIGHTS P.U.D., PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. TOGETHER WITH A RIGHT OF USE AND EASEMENT IN AND TO THE PRIVATE ROADS AND COMMON AREAS CONTAINED IN SAID DEARBOURNE HEIGHTS P.U.D., PHASE I, WHICH IS APPURTENANT TO SAID LOTS 1 THROUGH 6 AND 23 THROUGH 28. PARCEL 1A:

A NON-EXCLUSIVE PERPETUAL EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT BY AND BETWEEN METRO POLIT AN WATER DISTRICT OF SALT LAKE AND SA.i Y, AS GRANTOR, AND DH-DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 3, 2002, AS ENTRY NO. 8444036, IN BOOK 8696, AT PAGE 3077, OF OFFICIAL RECORDS.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00 DEGREES 21'24" WEST, 350.00 FEET ALONG THE SECTION LINE; THENCE NORTH 89 DEGREES 38'36" WEST 15.00 FEET; THENCE NORTH 00 DEGREES 21'24" EAST 300.00 FEET; THENCE NORTH 12 DEGREES

03'03" WEST, 51.20 FEET; THENCE NORTH 00 DEGREES 27'52" EAST, 480.51 FEET TO THE NORTHERN PROPERTY LINE OF THE PARCEL OWNED BY THE METROPOLITAN WATER DISTRICT; THENCE NORTH 70 DEGREES 18'40" EAST 27.70 FEET ALONG SAID NORTH PROPERTY LINE TO A POINT ON THE EAST SECTION LINE OF SECTION 12; TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00 DEGREES

27'52" WEST 490.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 1B:

A NON-EXCLUSIVE TEMPORARY EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT (TEMPORARY) BY AND BETWEEN SORENSON ASSOCIATES, LLC AND ALLIANCE CAPITAL DEVELOPMENT, LLC, AS GRANTOR, AND DH. DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 3, 2002, AS ENTRY NO. 8444037, IN BOOK 8696, AT PAGE 3081, OF OFFICIAL RECORDS, AMENDED BY AMENDMENT TO ACCESS AND UTILITY EASEMENT RECORDED OCTOBER 3, 2003, AS ENTRY NO. 8842800, IN BOOK 8923, AT PAGE

5881, OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 15, 2003, AS ENTRY NO. 8924169, IN BOOK 8923, AT PAGE 5880, OF OFFICIAL RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AS SHOWN ON THE SUBDIVISION PLAT ENTITLED "SOUTH POINTE COMMERCE CENTER SUBDIVISION," BOOK 2003P, AT PAGE 6 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOWNSHIP 4 SOUTH, RANGE 1 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION NORTH 60 DEGREES

19'24" EAST 855.68 FEET TO A POINT ON A NON-TANGENT 75.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE RIGHT OF WAY OF 65 EAST (RADIUS BEARS NORTH 28 DEGREES 45'41" EAST); THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY 125.11 FEET, THROUGH A CENTRAL ANGLE OF 95 DEGREES 34'29"; THENCE NORTH 65 DEGREES 33'29" WEST, 11.00 FEET TO A POINT ON A NON-TANGENT 61.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 65 DEGREES 33'29" WEST); THENCE ALONG SAID CURVE 48.17 FEET, THROUGH A CENTRAL ANGLE OF 45 DEGREES 14'41"; THENCE SOUTH 69 DEGREES 41 '12" WEST 50.17 FEET TO A POINT ON A 287.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 20 DEGREES 18'48" EAST); THENCE ALONG SAID CURVE 147.28 FEET, THROUGH A CENTRAL ANGLE OF 26 DEGREES 21 '05"; THENCE SOUTH 40 DEGREES 20'07" WEST 61.57 FEET TO A POINT ON A 202.50 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 49 DEGREES 29'53" WEST); THENCE ALONG SAID CURVE 70.64 FEET, THROUGH A CENTRAL ANGLE OF 19 DEGREES 59'18"; THENCE SOUTH 60 DEGREES 19'24" WEST 613.46 FEET; THENCE SOUTH 29 DEGREES 40'36" EAST 48.55 FEET; THENCE NORTH 70 DEGREES 30'59" EAST 121.20 FEET TO THE POINT OF BEGINNING.

PARCEL 1C:

TOGETHER WITH A NONEXCLUSIVE EASEMENT AND RIGHT OF WAY OVER ANN ARBOR, LANSING WAY AND DEARBOURNE VIEW DRIVE FOR INGRESS AND EGRESS AND OTHER UTILITIES AS DISCLOSED BY THAT CERTAIN AGREEMENT RECORDED JANUARY 8, 2013 AS ENTRY NO. 11551694 IN BOOK 10095 AT PAGE 71 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 21, DEARBOURNE HEIGHTS P.U.D. PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR IN THE DECLARATION OF DEARBOURNE HEIGHTS (AN EXPANDABLE UTAH PLANNED UNIT DEVELOPMENT).

PARCEL 3:

LOT 22, DEARBOURNE HEIGHTS P.U.D. PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TOGETHER WITH AN EASEMENT OF USE AND ENJOYMENT IN AND TO THE COMMON AREA AND FACILITIES, INCLUDING BUT NOT LIMITED TO ROADWAYS AND ACCESS WAYS APPURTENANT TO SAID LOT, AS PROVIDED FOR IN THE DECLARATION OF DEARBOURNE HEIGHTS (AN EXPANDABLE UTAH PLANNED UNIT DEVELOPMENT).

Tax Parcel No. 34-18-101-029, 34-18-106-007, 34-18-106-008

14266830 B: 11506 P: 1389 Total Pages: 3
07/22/2024 11:08 AM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KIRTON & MCCONKIE
36 SOUTH STATE STREET, SUITE 1SALT LAKE CITY, UT 84111

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kirton McConkie
c/o Loyal Hulme
36 South State Street, Suite 1900
Salt Lake City, UT 84111

MAIL TAX STATEMENTS TO:

Cache Private Capital Diversified Fund, LLC
1633 W Innovation Way, Suite 100
Lehi, UT 84043
Attn: Dylan Zollinger

APN: Tax Parcel No. 34-18-101-029;
34-18-106-007;
34-18-106-008

QUITCLAIM DEED

KIMBERLY PARSONS, an individual, ("Grantor"), does hereby remise, release, and quitclaim to CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged and agreed to be adequate and sufficient consideration, all the right, title, interest, and claim which the Grantor has in and to that certain real property, and the improvements and appurtenances thereon, located in the City of Draper, County of Salt Lake, State of Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

SUBJECT to the encumbrances, easements, covenants, conditions, restrictions and other matters of record.

[Remainder of Page Intentionally Left Blank; Signatures to Follow]

Grantor has caused this Quitclaim Deed to be executed as of the 13th day of July, 2024.

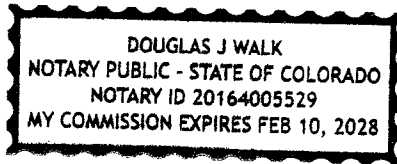
GRANTOR:

Kimberly Parsons
KIMBERLY PARSONS, an individual

STATE OF COLORADO)
) SS:
COUNTY OF DENVER)

BEFORE ME, a Notary Public in and for said County and State, appeared KIMBERLY PARSONS, who acknowledged that he/she did sign the foregoing instrument and that the same is his/her free act and deed.

I have hereunto set my hand and official seal at 1:36, P.M., this 13 day of July 2024.



[Signature]
Notary Public
My Commission Expires: 2-10-2028

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Northwest corner of Section 18, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89°51'23" East 1023.00 feet along the North section line of said section; thence South 45°06'23" West 1453.039 feet to the West section line of said section; thence North 00°21'24" East 1023.00 feet along said section line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

All of DEARBOURNE HEIGHTS P.U.D. PHASE 1, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office.

PARCEL 1A:

A non-exclusive easement for access, as set forth in that certain Access and Utilities Easement recorded December 3, 2002 as Entry No. 8444036 in Book 8696 at Page 3077, of Official Records.

PARCEL 1B:

A non-exclusive easement for ingress and egress as set forth in that certain Agreement recorded January 8, 2013 as Entry No. 11551694 in Book 10095 at Page 71 of Official Records.

PARCEL 2:

Lot 21, DEARBOURNE HEIGHTS P.U.D. PHASE 1, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder on January 14, 2005 as Entry No. 9275109 in Book 2005P at Page 12.

PARCEL 3:

Lot 22, DEARBOURNE HEIGHTS P.U.D. PHASE 1, according to the official plat thereof, as recorded in the office of the Salt Lake County Recorder on January 14, 2005 as Entry No. 9275109 in Book 2005P at Page 12.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

14267413 B: 11506 P: 3911 Total Pages: 3
07/22/2024 04:46 PM By: zjorgensen Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: KIRTON & MCCONKIE
36 SOUTH STATE STREET, SUITE 1SALT LAKE CITY, UT 84111

Kirton McConkie
c/o Loyal Hulme
36 South State Street, Suite 1900
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1633 W Innovation Way, Suite 100
Lehi, UT 84043
Attn: Dylan Zollinger

APN: Tax Parcel No. 34-18-101-029;
34-18-106-007;
34-18-106-008

QUITCLAIM DEED

BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company, ("Grantor"), does hereby remise, release, and quitclaim to CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company ("Grantee"), for the sum of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged and agreed to be adequate and sufficient consideration, all the right, title, interest, and claim which the Grantor has in and to that certain real property, and the improvements and appurtenances thereon, located in the City of Draper, County of Salt Lake, State of Utah, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference ("Property").

SUBJECT to the encumbrances, easements, covenants, conditions, restrictions and other matters of record.

[Remainder of Page Intentionally Left Blank; Signatures to Follow]

Grantor has caused this Quitclaim Deed to be executed as of the 22 day of JULY, 2024.

GRANTOR:

BELL ROCK INCOME FUND 1, LLC,
a Delaware limited liability company

By: [Signature]
Name: SPENCER OWENS
Title: MANAGER

STATE OF ARIZONA)
) SS:
COUNTY OF MARICOPA)

BEFORE ME, a Notary Public in and for said County and State, appeared SPENCER OWENS, in his/her capacity as MANAGER of BELL ROCK INCOME FUND 1, LLC, a Delaware limited liability company, who acknowledged that he/she did sign the foregoing instrument on behalf of said entity and that the same is his/her free act and deed both individually and as such officer and the free act and deed of said entity.

I have hereunto set my hand and official seal at MESA, AZ, this 22 day of JULY 2024.

Jessica Eckhout
Notary Public
My Commission Expires: Dec 17, 2025

[End of Signatures]

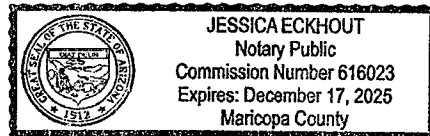


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All of DEARBOURNE HEIGHTS P.U.D. PHASE 1, according to the official plat thereof, on file and of record in the Salt Lake County Recorder's Office.

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