

When recorded mail to:

ABC Lending LLC and MG United LLC  
10757 South River Front Parkway, Suite 110  
South Jordan, Utah 84095

14091540 B: 11411 P: 5434 Total Pages: 2  
04/07/2023 04:31 PM By: kkennington Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CARR & WOODALL  
1309 W SOUTH JORDAN PKWY STE 2 SOUTH JORDAN, UT 840959002

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## TRUSTEE'S DEED

T.S. No. ABC Lending 1

APN: 22-09-329-029

K. BRADLEY CARR, Successor Trustee under a Deed of Trust executed by PIONEER VENTURES, INC. as Trustor(s), to secure certain obligations in favor of ABC LENDING is named as Beneficiary, and filed for record on June 22, 2021, as Entry No. 13697992 in Book 11194, at Pages 9545-9552 of the Official Records of SALT LAKE County, State of Utah, after the recording of a Notice of Default on December 1, 2022, as Entry No.14048288 in Book 11388, at Page 6905

of the official records of said County; and a copy of such Notice of Default with the date of recordation shown thereon having been mailed by Certified Mail, postage prepaid within ten (10) days after recordation, to each person entitled to receive a copy of said Notice; and three (3) months having thereafter lapsed, and then the Trustee having given written notice of the time and place of the Trustee's Sale, particularly describing the property to be sold, by publication of such Notice at least three (3) times, once a week for three (3) weeks consecutive weeks, the last publication having been at least ten (10) days but not more than thirty (30) days prior to the sale, in a newspaper having general circulation in the County in which the property is situated, and by posting such Notice at least twenty (20) days before the date of sale in a conspicuous place on the property to be sold, and also at the office of the County Recorders in which the property is situated; and the Trustee, having mailed a copy of said written Notice by Certified Mail, postage prepaid, at least twenty (20) days before the date of sale to those persons entitled thereto;

and the sale, having been held on April 5, 2023, at 11:30 a.m. at the time and place designated in the Notice of Sale, which was held between 9:00 a.m. and 5:00 p.m., at the Courthouse of the County in which the property is situated; and the property having been sold by the Trustee at public auction to the highest bidder for \$400,000.00 and the price bid therefore having been received by the Trustee; and the Trustee hereby conveys to **ABC LENDING LLC AND MG UNITED LLC** as Grantee, whose address is:

**TRUSTEE'S DEED**

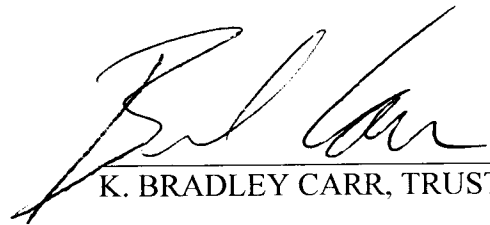
T.S. No. ABC Lending 1

ABC LENDING LLC AND MG UNITED LLC  
10757 South River Front Parkway, Suite 110  
South Jordan, Utah 84095

for valuable consideration, all of the Trustee's right, title interest and claim of the Trustor and his successors-in-interest and of all persons claiming by, through or under them, in and to the within described property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his successors-in-interest subsequent to the execution of the Trust Deed. Said property is described more particularly, to-wit:

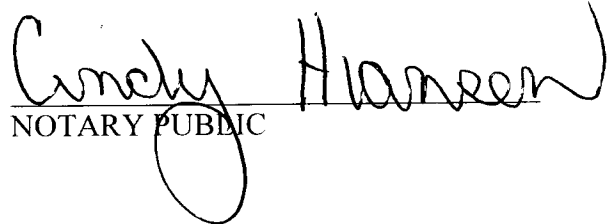
LOT 52, CRESTWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH.

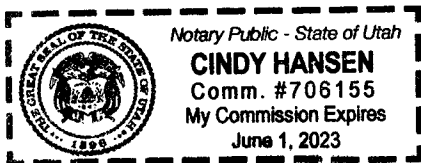
DATED: April 7, 2023

  
K. BRADLEY CARR, TRUSTEE

STATE OF UTAH            )  
                                      : ss.  
SALT LAKE COUNTY        )

The foregoing instrument was acknowledged before me this 7 day of April 2023 by K. BRADLEY CARR in his authorized capacity.

  
NOTARY PUBLIC



14259918 B: 11502 P: 1531 Total Pages: 2  
07/02/2024 02:08 PM By: vanguyen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: TITLE GUARANTEE - RIVER PARK  
10757 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840953521

**MAIL TAX NOTICE TO:**

**Name:** GRANTEE  
**Address:** 5128 South Gurene Drive  
Holladay, UT 84117

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**WARRANTY DEED**

**ABC Lending, LLC**

**GRANTOR**

of **SALT LAKE** County and State of **UTAH**, hereby **CONVEY(S) AND WARRANTS** to:

**MG United, LLC**

**GRANTEE**

of **SALT LAKE**, County and State of **UTAH**, for the sum of **TEN DOLLARS (\$10.00)**, the following tract(s) of land in **SALT LAKE** County and State of **UTAH** described as follows:

**Lot 52, Crestwood Subdivision, according to the Official Plat thereof recorded in the Office of the County Recorder, County of Salt Lake, State of Utah.**

**Tax Serial No. 22-09-329-029**

also known by street and number of: 5128 South Gurene Drive, Holladay, UT 84117

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the hand of said grantor, this 2 day of July, 2024.


ABC Lending, LLC

  
\_\_\_\_\_  
Jeff Hutchings, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 2 day of JULY, 2024, personally appeared before me, **Jeff Hutchings**, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the **MANAGER OF ABC LENDING, LLC** and that said document was signed by him in behalf of said Limited Liability Company by authority of its Bylaws, or Resolution on of its Board of Directors, and said **Jeff Hutchings** acknowledged to me that said Limited Liability Company executed the same.

Witness my hand and official seal.

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

