

**WHEN RECORDED, RETURN TO:**

Robert E. Mansfield  
MITCHELL BARLOW & MANSFIELD P.C.  
9 Exchange Place, Suite 600  
Salt Lake City, Utah 84120  
Telephone: (801) 998-8888

**MAIL TAX NOTICES TO:**

Discover Auto, LLC  
c/o Mark McDougal  
2352 Old Rosebud Lane  
South Jordan, Utah 84095

Parcel I.D. # 14-071-0371

## **TRUSTEE'S DEED**

This TRUSTEE'S DEED is made and executed as of March 28, 2024, by and from Robert E. Mansfield, an active member of the Utah State Bar residing in the State of Utah, as Successor Trustee (the "Successor Trustee") under the Deed of Trust (defined below), to Discover Auto, LLC, a Utah limited liability company, as Grantee.

WHEREAS, by Deed of Trust, dated October 31, 2022, effective October 11, 2022, and recorded January 17, 2023, as Entry No. 2532:2023 of the official records of the Utah County Recorder, State of Utah, BDD Holdings, LLC, as Trustor (the "Trustor"), did convey to First American Title Insurance Company, as original trustee, for the benefit of Discover Auto, LLC, as original beneficiary, the property hereinafter described to secure the payment of a certain Promissory Note and other obligations as more particularly set forth in said Deed of Trust; and

WHEREAS, by that certain Substitution of Trustee dated March 7, 2023, and record March 7, 2023, as Entry No. 13957:2023 of the official records of the Utah County Recorder, Robert E. Mansfield, was appointed Successor Trustee under the Deed of Trust; and

WHEREAS, default was made under the terms of the Deed of Trust in the particulars set forth in the Notice of Default dated April 12, 2023, and recorded April 12, 2023, as Entry No. 22776: of the official records of the Utah County Recorder (the "Notice of Default"), to which reference is hereinafter made and which default continued until the time of the trustee's sale hereinafter described; and

WHEREAS, Beneficiary, being the then-holder of the Promissory Note secured by the Deed of Trust, did demand and cause the Successor Trustee to execute the written Notice of Default and election to cause said Property to be sold to satisfy the obligations secured by such Deed of Trust, including without limitation the obligations under the Promissory Note, and accordingly, the Successor Trustee did on April 12, 2023, file for record in the office of the Utah County Recorder such Notice of Default; and

WHEREAS, not later than ten (10) days after said Notice of Default was recorded, the Successor Trustee caused to be mailed by certified mail a copy of said Notice of Default to Trustor and all parties entitled to notice thereof; and

WHEREAS, more than three (3) months elapsed since the filing for record of said Notice of Default, and during said three (3) month period, the defaults were not cured, and said defaults continued until the time of the trustee's sale hereinafter described; and

WHEREAS, pursuant to that certain Notice of Trustee's Sale dated January 19, 2024, (the "**Notice of Sale**"), the Successor Trustee gave written notice of the time and place of the sale of the Property particularly describing the Property to be sold and the Deed of Trust under which default had occurred. Pursuant to the Notice of Sale, the Successor Trustee stated that he would sell the Property at public auction to the highest bidder at the South Main Entrance to the Fourth Judicial District Court, American Fork Division at 75 East 80 North in American Fork, Utah, on Monday, February 26, 2024, at 1:30 p.m. The Notice of Sale was published in *Daily Herald*, a newspaper of general circulation in Utah County, State of Utah, once a week for three (3) consecutive weeks, namely on January 22, 2024, January 29, 2024 and February 5, 2024, the last publication being at least ten (10) days and not more than thirty (30) days prior to the date of sale set forth in the Notice of Sale. Such publication complies with the requirements of *Utah Code Annotated* §§ 57-1-25 and 45-1-101. The Successor Trustee caused such Notice of Sale to be posted in a conspicuous place on the Property to be sold and at the Utah County Recorder's office at least twenty (20) days prior to the date of sale. The Notice of Sale was mailed by the Successor Trustee to Trustor and all parties entitled to notice more than twenty (20) days prior to the date of sale; and

WHEREAS, on Monday, February 26, 2024, at 1:30 p.m., at the South Main Entrance to the Fourth Judicial District Court, American Fork Division at 75 East 80 North in American Fork, Utah, the Successor Trustee, in compliance with *Utah Code Annotated* § 57-1-27, caused to be sold the following-described Property at public auction to Beneficiary, such Beneficiary being the highest bidder at such sale, for the sum of One Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$1,750,000.00) in the form of a credit bid against the obligations owed by Trustor that were secured pursuant to the Deed of Trust.

NOW, THEREFORE, in consideration of the receipt of the consideration recited above and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and by virtue of the authority which he has pursuant to the Deed of Trust and the laws of the State of Utah, the Successor Trustee hereby **GRANTS AND CONVEYS** unto Discover Auto, LLC, a Utah limited liability company, Grantee hereunder, without right of redemption, to all of the right, title, and interest in and to the following-described real property and other appurtenances, fixtures, and improvements of any kind located on or related to said real property, and together with personal property included in the sale as described in the Notice of Default pursuant to the rights granted under *Utah Code Annotated* § 70A-9a-604, situated in Utah County, State of Utah (the "**Property**"):

Beginning at the Southwest Corner of that real property described in Deed Entry No. 88398:2010 in the office of the Utah County Recorder located North O deg

08'49" West along the Section Line 492.55 feet and East 1,717.81 feet from the West 1/4 Comer of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence along said real property the following four (4) courses: North 0 deg 23'34" East 389.73 feet; thence South 89 deg 16' 18" East 262.06 feet; thence South 89 deg 21 '34" East 108.1 5 feet; thence South 88 deg 52' 12" East 336.19 feet to the West line of that real property described in Exhibit "C" of that Boundary Line Agreement in Deed Entry No. 86534:2008 of Official Records of Utah County; thence along said Boundary Line Agreement the following two (2) courses: South 0 deg 36'56" West 100.00 feet; thence South 88 deg 52'12" East 201.28 feet; thence South 0 deg 49'23" East 92.58 feet to the intersection with the North line of Plat "A", JOHN BYLUND SUBDIVISION; thence along said subdivision the following (3 course: Northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: South 48 deg 06'43" West) 12.65 feet through a central angle of 48 deg 19'08" (chord North 66 deg 02'5 1" West 12.28 feet); thence South 89 deg 47'35" West 145.15 feet; thence South 0 deg 12'25" East 134.66 feet to the boundary line agreement described in Deed Book 2664, Page 618 in the office of the Utah County Recorder; thence North 89 deg 06'15" West along those Boundary Line Agreements described in Deed Book 2664, Page 618, and in Deed Book 1629, at Page 139 in the Official Records of Utah County, and an existing fence line 495.21 feet; thence South 1 deg 14'28" West along a fence line and that real property described in Deed Entry No. 870:1995 in the office of the Utah County Recorder 63.97 feet to that Boundary Line Agreement described in Deed Entry No. 37730:2000 in the office of the Utah County Recorder; thence North 89 deg 01 '27" West along said Boundary Line Agreement and an existing fence line 258.08 feet to the point of beginning.

Together with and Less and Excepting those portions conveyed in Boundary Agreement and Declaration, recorded as Entry No. 86534:2008, Utah County Records, more particularly described as follows: Beginning at a point located North 0 deg 08'49" West along the Section line 871.10 feet and East 2,427.76 feet from the West 1/4 Comer of Section 34, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence South 88 deg 52'12"East 198.76 feet; thence South 0 deg 49'23" East 100.06 feet; thence North 88 deg 52'12"West 201.28 feet; thence North 0 deg 36'56" East 100.00 feet to the point of beginning.

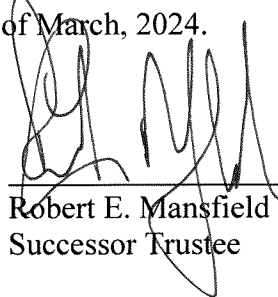
Together with all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property.

Parcel I.D. # 14-071-0317

Property address: 271 North 400 East, Lindon, Utah 84042

The sale and this conveyance are made without any covenants or warranty, express or implied, regarding title, possession, or encumbrances or otherwise with respect to the above-described Property.

IN WITNESS WHEREOF, the Successor Trustee and Grantor hereunder has caused this Trustee's Deed to be executed this 28th day of March, 2024.

  
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Robert E. Mansfield  
Successor Trustee

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

On the 28th day of March, 2024, personally appeared before me Robert E. Mansfield who, being first duly sworn, acknowledged that he executed the foregoing Trustee's Deed in the capacity indicated above.

  
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Notary Public

