

Request For Notice Page 1 of 4
Gary Christensen Washington County Recorder
11/02/2022 01:13:33 PM Fee \$40.00 By BACKMAN
FPTP

WHEN RECORDED, MAIL TO:
Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109
AV-1334-W

Request for Notice of Default and Sale

Request is hereby made that a copy of any Notice of Default or Notice of Sale under the Trust Deed or Trust Deeds or other instrument set forth below, and any other Trust Deeds that may hereafter be recorded, affecting the property located in Washington County, Utah, known as and described more particularly as follows:

See Exhibit "A" which is attached hereto and made part hereof by this reference.

be mailed to:

Mountain West Small Business Finance
2595 East 3300 South
Salt Lake City, Utah 84109

and

The Small Business Administration
Room 2229 Federal Building,
125 South State,
Salt Lake City, Utah 84138

and

U. S. Small Business Administration Attention: Liquidation Team
Fresno Commercial Loan Servicing Center
801 R Street, Suite 101
Fresno, California 93721

(see next page for description of Deed of Trust)

Deed of Trust

Dated: March 30, 2021
Recorded: March 30, 2021
Trustor: KNOLLWOOD85, LLC
Trustee: Vanguard Title Insurance Agency, LLC
Beneficiary: CACHE VALLEY BANK
Amount: \$ 1,499,000.00
Entry: 20210022519
Book: n/a
Page: n/a


Dated October 28, 2022.

Mountain West Small Business Finance

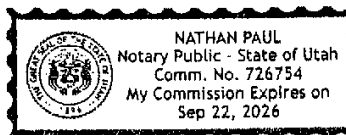
By: 
Judson Blakesley, Vice President

STATE OF UTAH)
) :SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 10.28.2022
by Judson Blakesley, Vice President Mountain West Small Business Finance.



Notary Public



SCHEDULE A

Order Number: 8-006084

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point on the East line of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and the Northeasterly right-of-way line of State Route No. U-59 which is situated North 0 deg. 04'57" West 143.51 feet from the Southwest corner of said Section 30; thence North 54 deg. 10'15" West along said Northeasterly right-of-way line 77.08 feet to a state road right-of-way marker; thence North 54 deg. 09'33" West along said Northeasterly right-of-way line 896.61 feet; thence departing said Northeasterly right-of-way line and running thence North 35 deg. 18'34" East 330.83 feet; thence North 55 deg. 29'54" West 219.98 feet; thence North 0 deg. 20'08" East 208.70 feet to the North line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 30; thence North 89 deg. 52'30" East along the 1/16 line 503.24 feet; thence South 30 deg. 31'36" East along the Southwesterly line of Lot 78, Apple Valley Ranch Subdivision Phase 2, 90.14 feet to the most Southerly corner of said Lot 78; thence South 33 deg. 08'02" East 417.33 feet to the East line of said Section 30; thence South 0 deg. 04'57" East along the section line 747.29 feet to the point of beginning.

PARCEL 1A:

Access Easement #1 to State Route U-59:

Together with a 30.00 foot wide easement for ingress/egress and utilities described as follows:

Beginning at a point which is situated North 0 deg. 04'57" West along the section line 765.81 feet and North 90 deg. 00'00" West 751.48 feet from the Southeast corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence North 54 deg. 09'33" West 120.31 feet; thence along the arc of a curve to the left with a radius of 40.00 feet a distance of 62.83 feet (the chord of said curve bears South 80 deg. 50'27" West 56.57 feet); thence South 35 deg. 50'27" West 23.94 feet to the Northeasterly right-of-way line of State Route No. U-59; thence North 54 deg. 09'33" West along said right-of-way line 30.00 feet; thence North 35 deg. 50'27" East 23.94 feet; thence along the arc of a curve to the right with a radius of 70.00 feet a distance of 109.96 feet (the chord of said curve bears North 80 deg. 50'27" East 98.99 feet); thence South 54 deg. 09'33" East 120.03 feet; thence South 35 deg. 18'34" West 30.00 feet to the point of beginning.

PARCEL 1B:

Access Easement #2 to Apple Valley Way.

Together with a 30.00 foot wide easement for ingress/egress and utilities described as follows:

Beginning at a point which is situated North 0 deg. 04'57" West along the section line 1169.08 feet and North 90 deg. 00'00" West 777.60 feet from the Southeast corner of Section 30, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence North 74 deg. 26'53" West 250.16 feet; thence North 27 deg. 50'31" East 30.70 feet; thence South 74 deg. 26'53" East 235.46 feet; thence South 0 deg. 20'08" West 31.09 feet to the point of beginning.

Parcel No.: AV-1334-W