

Trustee's Deed Page 1 of 2

Gary Christensen Washington County Recorder
02/07/2024 10:33:49 AM Fee \$40.00 By SNOW
CALDWELL BECKSTROM & WILBANKS, PLLCWhen Recorded Return to:Joseph M. Stultz, Esq.
York Howell
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095Send Tax Notice to:David G. Wood
Tiffani Johnson
8 Courtside Lane
Sandy, Utah 84092**Parcel No: SC-HAS-3-300****TRUSTEE'S DEED**

This Trustee's Deed is made this 7th day of February, 2024 by and between Joshua D. Thatcher, as Successor Trustee, appointed by the Substitution of Trustee recorded on December 11, 2023, as Document Number 20230036782, as **Grantor** and David G. Wood and Tiffani Johnson, as **Grantees**.

WHEREAS, by the Trust Deed ("Trust Deed"), dated the May 18, 2023 and filed of record on May 19, 2023 as Document No. 20230014595 of Official Records of Washington County, Utah, and by which TC Smith, LLC ("Trustor"), as Trustor, did convey to Griffiths & Turner / GT Title Services, Inc., as the original Trustee, and David G. Wood and Tiffani Johnson, as the original Beneficiaries, upon the trust therein expressed, the real property hereinafter described to secure the payment of a Trust Deed Note and other obligations as more particularly set forth in the Trust Deed;

WHEREAS, Trustor defaulted and breached the Trust Deed in the particulars set forth in the Notice of Default and Election to Sell ("Notice of Sale"), dated the 3rd day of August, 2023 and which was recorded on 4th day of August, 2023 as Document Number 20230023274 and the Beneficiaries, did cause the Successor Trustee to execute and record said Notice of Default; and

WHEREAS, more than three (3) months elapsed since the filing for record of the said Notice of Default and Election to Sell and the default continued; and

WHEREAS, the Successor Trustee gave written notice of the time and place of sale, particularly describing the property to be sold, as follows: by publication of such notice in The Spectrum and utahlegals.com, a newspaper of general circulation in Washington County, State of Utah, three times, once a week for three (3) consecutive weeks (11/15/23, 11/22/23 and 11/29/23) with the last publication being at least ten (10) days and not more than thirty (30) days prior to the original date of sale; and by posting such notice as required by law; and by mailing, by certified mail with postage prepaid, at least twenty (20) days prior to the date of sale, a copy of the Notice of Trustee's Sale to Trustors;

WHEREAS, at 9:00 AM on the 26th day of January, 2024, at the front entry of the Fifth Judicial District Court, 206 W. Tabernacle, St. George, Utah, that being the time and place specified in the Notice of Trustee's Sale, as continued, the property was sold at public auction to the Grantees, the highest bidder;

