DOC ID 20240003778

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, PLLC

When Recorded Return to:
Joseph M. Stultz, Esq.
York Howell
10610 South Jordan Gateway, Suite 200
South Jordan, Utah 84095

Send 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;

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NOW THEREFORE, in consideration of and for the bid entered at the time and place of the Trustee's Sale, the Successor Trustee, as Grantor, does, effective as the time of sale, convey to the above-named Grantees the following real property without any covenant or warranty, expressed or implied, as to title, possession, encumbrances or otherwise, the following real property located in Washington County, Utah, to-wit:

ALL OF LOT 300, THE HILLS AT SANTA CLARA PHASE 3 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

Parcel No: SC-HAS-3-300

IN WITNESS WHEREOF, the Successor Trustee, as Grantor, has hereunto affixed his hand this 7th day of February, 2024.

Joshua D. Thatcher
Successor Trustee

STATE OF UTAH) : ss.
COUNTY OF WASHINGTON)

On this 7th day of February, 2024, before me, a Notary Public, personally appeared Joshua D. Thatcher, as Successor Trustee, who duly acknowledged that he executed the same with authority to do so and for stated purpose.

