

When recorded mail to:
Wells Fargo Bank, N.A.
3476 Stateview Blvd
Fort Mill, SC 29715

ENT 29549:2023 PG 1 of 2
Andrea Allen
Utah County Recorder
2023 May 10 08:37 AM FEE 40.00 BY TM
RECORDED FOR Orange Title Insurance Agency
ELECTRONICALLY RECORDED

T.S. # 079189-UT
A.P.N.: 54-165-0001

SPACE ABOVE LINE FOR RECORDER'S USE

TRUSTEE'S DEED

THIS DEED, made by ORANGE TITLE INSURANCE AGENCY, INC., as Trustee under the hereinafter described Trust Deed, in favor of Wells Fargo Bank, N.A., as Grantee

WHEREAS, on 9/15/2007, SYCAMORE FAMILY LLC, A NEVADA LLC, as Trustor, executed and delivered to WELLS FARGO BANK NORTHWEST, N.A., as Trustee, for the benefit of Wells Fargo Bank, N.A., as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of his obligations under a Promissory Note executed and delivered for a valid consideration to Wells Fargo Bank, N.A. on or about 9/15/2007. The Trust Deed was recorded in the office of the Recorder of Utah County, State of Utah, on 9/26/2008, as Instrument No. 106188:2008 and covered the property described below; and WHEREAS, a breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default referred to below; and, WHEREAS, ORANGE TITLE INSURANCE AGENCY, INC., executed and filed for record in the Office of the County Recorder of Utah County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on 3/5/2019, as Entry No. 18001:2019 in Book , at Page ; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed executed his Notice of Trustee Sale stating that he would sell at public auction to the highest bidder the property therein and hereafter described, and fixing the time and place of said sale as 5/2/2023, at 9:00 AM of said day, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold; and said successor Trustee did cause a copy of notice to be published once a week for three consecutive weeks before the date of sale in the Utah - Lehi Free Press, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being 3/9/2023 and the last date being 3/23/2023; and WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given; and WHEREAS, the successor Trustee did, at the time and place of sale, then and there sell, at public auction to Grantee above named, being the highest bidder thereof, the property described, for the sum of \$2,111,487.00

NOW, THEREFORE, successor Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged,

and by virtue of the authority in him, by said Trust Deed, GRANT AND CONVEY unto Grantee above named, but without any covenant or warranty, expressed or implied, all that certain property situated in Utah County, State of Utah, described as follows: THE FOLLOWING DESCRIBED PROPERTY: THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH: PARCEL 1: LOT 1, PLAT "V", VINTAGE ON THE RIVER, PLANNED UNIT DEVELOPMENT, PROVO, UTAH, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 118706, AND MAP FILING NO. 9327-106, (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 6867, BOOK 3614, AT PAGE 481 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

PARCEL 2: THE PERTINENT NONEXCLUSIVE EASEMENTS OVER AND RIGHTS TO USE AND ENJOYMENT OF SAID PROJECTS COMMON AREAS AS ESTABLISHED IN THE ABOVE MENTIONED DECLARATION OF COVENANTS.

BEING THE SAME PARCEL CONVEYED TO SYCAMORE FAMILY LLC FROM LELAND SYCAMORE AND JERI SYCAMORE, BY VIRTUE OF DEED DATED 3/27/2000, RECORDED 3/27/2000, AS INSTRUMENT NO. 23948:2000 COUNTY OF UTAH, STATE OF UTAH.

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.

Date: MAY 04 2023

ORANGE TITLE INSURANCE AGENCY, INC.

[Handwritten Signature]

MONICA CHAVEZ , Authorized Agent

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)

On MAY 04 2023 before me, Lorelle Aoun, a Notary Public, personally appeared MONICA CHAVEZ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature *[Handwritten Signature]*

