

After Recording Return To:

Vallis Legal, PLLC
1445 N 1200 W
Orem, UT 84057



ENT 30682=2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 10 02:46 PM FEE 40.00 BY AR
RECORDED FOR VALLIS LEGAL PLLC

Mail Tax Notices To:

Vallis Legal, PLLC
1445 N 1200 W
Orem, UT 84057

TRUSTEE'S DEED

This Trustee's Deed is made by Vallis Legal, PLLC, as Trustee under the Deed of Trust, described below, in favor of the Beneficiaries listed in Exhibit A, whose address is 65 North 920 East, Orem, UT 84097, as Grantee.

On June 10, 2022, **Prime Geo, LLC a Utah limited liability Company doing business as Provo Air Park LLC**, as Trustor, executed and delivered to Vallis Legal, PLLC, as Trustee, for the benefit of certain Beneficiary described therein, a certain Trust Deed, to secure the performance by the Trustor of obligations under the promissory notes executed and delivered for valid consideration to the Beneficiary, and the Trust Deed having been recorded June 15, 2022, with the Utah County Recorder at Entry No. 70786:2022, describing real property set forth below.

A breach and default occurred under the terms of the promissory notes and Deed of Trust in the particulars set forth in the Notice of Default and Election to Sell, as recorded as Entry No. 115:2024 on January 2, 2024. Not later than 10 days after the Notice of Default was recorded, the Trustee mailed, by certified mail, a copy of the Notice of Default reflecting the filing date to each person whose name and address were set forth the in a request for notice filed for record prior to the filing of the Notice of Default.

The default was not cured within three months after the filing of the Notice of Default and the Trustee executed a Notice of Trustee's Sale stating that he would sell the property at public auction to the highest bidder. The date and time of the sale were fixed for May 9, 2024, at 1:00 p.m. of said day, and caused copies of the Notice of Trustee's Sale to be posted not less than 20 days before the date of sale on the property and at the office of the Utah County Recorder.

The Trustee also caused a copy of the Notice of Trustee's Sale to be published once a week for three consecutive weeks before the date of the sale in the Daily Herald, a newspaper having a general circulation in the county in which the property is situated, the first date of such publication being April 5, 2024, and the last date being April 19, 2024, At least 20 days before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Trustee's Sale to each person whose name and address were set forth in and a request for notice filed for record prior to the filing of the Notice of Default.

All applicable statutory provisions of the State of Utah and all of the provision of the Trust Deed were complied with as to the acts to be performed and the notices to be given. At the time and place of the sale, the property was sold to the Grantee, the highest bidder, for ten dollars (\$10.00) and other good and valuable consideration. Accordingly, the Trustee, by virtue of his authority under the Trust Deed and in consideration of the premises recited and of the amount bid and paid by the Grantee, grants and conveys to the Grantee, without any covenant or warranty, express or implied, effective as of the time of the sale, all of the property situated in Utah County, Utah, described as follows:

Beginning at a point which is N 00°13'18" W along the section line 1193.65 feet and West 665.29 feet from the Southeast Corner of Section 4, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence N 88°20'01" W 116.19 feet to a point on a fence line; thence S 0°34'59" W along said fence 217.80 feet; thence N 88°13'13" W 383.78 feet; thence N 1°10'25" E along a fence line 116.72 feet to a corner of the fence line; thence N 88°29'10" W along the fence line 104.82 feet; thence N 1°00'00" E 763.18 feet; thence S 71°59'00" E 116.82 feet; thence S 63°26'00" E 49.50 feet; thence N 71°59'00" E 44.88 feet; thence N 27°15'00" E 96.36 feet; thence S 58°00'00" E 171.60 feet; thence S 90°00'00" E 172.94 feet; thence S 4°14'00" E 24.61 feet to a point of curvature; thence along an arc 42.25 feet to the left, having a radius of 40.00 feet, the chord bears S 34°29'37" E 40.31 feet; thence S 90°00'00" E 10.94 feet to a fence; thence S 0°31'07" W along said fence 572.64 feet to the POINT OF BEGINNING.

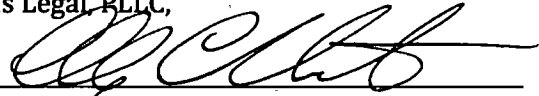
LESS AND EXCEPTING THEREFROM all those portions lying within the bed and banks of the Provo River, and any portions lying Northerly and Northwesterly of said Provo River.

Tax Parcel No.: 21:029:0100

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

Dated: May 10, 2024.

Vallis Legal, PLLC,



By: Philip L. Martin, Authorized Agent
Vallis Legal, PLLC, Trustee

STATE OF UTAH)
) SS
COUNTY OF UTAH)

The foregoing Trustee's Deed was acknowledged before me on May 10, 2024, by Philip L. Martin, authorized agent of Trustee Vallis Legal, PLLC.

[Seal]

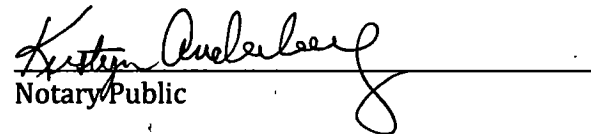

Notary Public

EXHIBIT A**BENEFICIARIES**

Kirkland Family Investments, LLC	10.50 %
CMK Development, Inc.	4.09 %
Great Lakes Service AA, LLC	4.77 %
Seven Thirty Investments, LLC	12.12 %
Horizon Funding, LLC	14.30 %
J-4000, LLC	19.30 %
Stan Ricks	1.67 %
Jeff Hill or Joett Hill	12.89 %
GLS Props, LLC	6.56 %
Boyd Blake	4.28 %
David L. Stewart	6.23 %
Trenton Anderson	<u>3.29 %</u>
	100.00 %