



W3279619

WHEN RECORDED, MAIL TO:

**Alexis V. Nelson
KUNZLER BEAN & ADAMSON
50 W. Broadway, Suite 1000
Salt Lake City, UT 84101
Tax ID No.: 01-059-0013**

E# 3279619 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
12-Apr-23 0419 PM FEE \$40.00 DEP SLV
REC FOR: KB&A
ELECTRONICALLY RECORDED

SEND ALL TAX NOTICES TO GRANTEE
AT THE ADDRESS LISTED BELOW

Space above for County Recorder's Use

Parcel ID No. 01-059-0013

TRUSTEE'S DEED

ALEXIS V. NELSON, an active member of the Utah State Bar residing in Utah, Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby grant and convey, but without warranty of title, possession or encumbrances, unto Bell Rock Income Fund 1, LLC as Grantee, whose address is 6628 E. Baseline Road, Ste. 101, Mesa, AZ 85206, or its assigns forever, all of the following described real property situated in Weber County, State of Utah, and more particularly described on Exhibit A, attached hereto.

This conveyance is made pursuant to the powers conferred upon the Successor Trustee by the laws of the State of Utah and by the terms of the Deed of Trust and Assignment of Rents ("Deed of Trust") granted by Bluemountain, Inc. as Trustor, with Alexis V. Nelson, an active member of the Utah State Bar residing in Utah, as Successor Trustee and Bell Rock Income Fund 1, LLC, a Delaware limited liability company, as Beneficiary and which Deed of Trust and Assignment of Rents was dated March 31, 2021 and recorded on April 1, 2021 as Entry No. 3140487 of the Official Records of the County Recorder of Weber County, State of Utah, and which Deed of Trust was given to secure payment of a Promissory Note ("Note"), together with interest thereon and other sums advanced in accordance with the Deed of Trust and/or Note, executed by the Trustor in favor of the Beneficiary.

The Trustee, in accordance with the conditions of the Deed of Trust and the laws of the State of Utah, did record in the office of the County Recorder of Weber County, State of Utah, a Notice of Default identifying the Deed of Trust by stating the name of the Trustor and giving the Entry number where the Deed of Trust was recorded and a description of the trust property. The Notice of Default contained a statement setting forth the nature of the breach of the obligation for which the trust property was conveyed as security and a statement of the election of the Trustee to cause the property secured by the Deed of Trust to be sold to satisfy the obligations secured thereby. The Notice of Default was recorded in the Official Records of the County Recorder of Weber County, State of Utah, on October 24, 2022, as Entry No. 3260611 and within ten (10) days after the recording, a copy of the Notice of Default containing the recording information was mailed by certified mail to the Trustor and to all other parties who requested notice or appeared of record at the time of the recording.

After the lapse of at least three (3) months, and on February 14, 2023, the Trustee caused to be executed a Notice of Trustee's Sale describing the property as fully as described in the Deed of Trust, and stating that the property would be sold at public auction at the main entrance foyer of the Ogden Second District Court - Weber County Courthouse, 2525 Grant Avenue, Ogden, Utah 84401, Utah on March 15, 2023 at 10:00 a.m. of said day. A copy of

the Notice of Trustee's Sale was mailed by certified mail at least twenty (20) days prior to sale, to the Trustor and all other parties who requested notice, or appeared of record at the time of recording the Notice of Default.


The Trustee further caused a Notice of Trustee's Sale to be published once a week for three (3) consecutive weeks in a newspaper of general circulation in Weber County, State of Utah. The publication was the Standard-Examiner on February 17, 2023, February 24, 2023, and the final publication was made on March 3, 2023. The date of the last publication was at least ten (10) days, but not more than thirty (30) days, prior to the date of sale. The Trustee further caused a Notice of Trustee's Sale to be published online at utahlegals.com beginning on the first date of publication for at least thirty (30) days thereafter, and a minimum of thirty (30) days prior to the date of the scheduled sale.

The Trustee further caused three copies of the Notice of Trustee's Sale to be posted in conspicuous places on the property sold and at the Weber County Recorder's Office. Said Notices were posted at least twenty (20) days prior to the date of sale.

Pursuant to the terms of sale as stated in said Notice of Trustee's Sale, and on the date, time, and at the place specified thereon, the Successor Trustee did offer for sale at public auction to the highest bidder, the trust property, and thereupon sold said trust property to the Grantee named herein

IN WITNESS WHEREOF, and by authority duly vested, the Trustee has caused this Trustee's Deed to be executed this 20 day of March, 2023.

TRUSTEE:


Alexis V. Nelson

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing TRUSTEE'S DEED was acknowledged to me this 20 day of March, 2023, by Alexis V. Nelson, as trustee.

My Commission Expires:

12-08-26


NOTARY PUBLIC
Residing at: Engle Mountain, Ut.

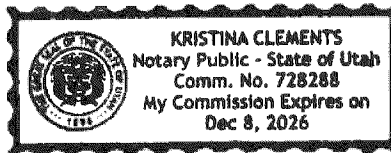


Exhibit A

Part of Lot 3, Block 8, Plat B, Ogden City Survey, beginning at the Southeast corner of said Lot 3; and running thence North 167 feet; thence West 82 feet, more or less, to a point 50 feet East from the West line of said Lot 3; thence South 167 feet; thence East 82 feet, more or less, to the place of beginning.