

ELECTRONICALLY RECORDED FOR:

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)
Trustee No. 41211-01F
Parcel No. Parcel 1: 12-049-0010
Parcel 2: 12-049-0006
Parcel 3: 12-049-0007



W3306869

E# 3306869 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
30-Nov-23 0446 PM FEE \$40.00 DEP SD
REC FOR: SCALLEY READING BATES HANSEN & RASM
ELECTRONICALLY RECORDED

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee, that a default has occurred under the Trust Deed with Assignments of Rents executed by Cluster Flip LLC, as trustor(s), in which GR Mac Properties, LLC is named as beneficiary, and Alpine Legal Title Insurance Agency is appointed trustee, and filed for record on May 3, 2022, and recorded as Entry No. 3233636, Records of Weber County, Utah.

SEE ATTACHED EXHIBIT "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to pay the entire principal balance and all accrued interest and other charges on or before November 2, 2022, as required by the Note. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. The entire principal balance and all accrued interest and other charges, costs, taxes and assessments must be paid in full within three months of the recording of this notice to cure the default.

DATED this 30 day of November, 2023.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee

By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH)
) : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30 day of November, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

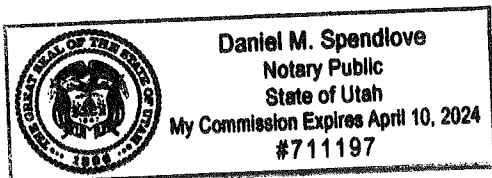

NOTARY PUBLIC

EXHIBIT "A"

Parcel 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WHICH BEGINS AT A POINT ON THE NORTH LINE OF 7TH STREET NORTH 1°02' EAST 1172 FEET AND SOUTH 89°10' EAST 1604 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; AND RUNS THENCE NORTH 0°28' EAST 181.5 FEET; THENCE SOUTH 89°10' EAST 60 FEET; THENCE SOUTH 0°28' WEST 181.5 FEET; THENCE NORTH 89°10' WEST 60 FEET TO THE POINT OF BEGINNING.

Parcel 2:

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEGINS AT A POINT ON THE NORTH LINE OF 7TH STREET, OGDEN CITY, WEBER COUNTY, UTAH, 1172 FEET NORTH 01°02' EAST AND 1664 FEET SOUTH 89°10' EAST FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND RUNS THENCE NORTH 00°28' EAST 181.5 FEET, THENCE NORTH 89°10' WEST 60 FEET, THENCE NORTH 00°28' EAST 115.5 FEET, THENCE SOUTH 89°10' EAST TO THE CENTER OF LYNNE IRRIGATION COMPANY CANAL, THENCE SOUTHEASTERLY ALONG THE CENTER OF SAID CANAL TO A POINT WHICH IS SOUTH 89°10' EAST 90 FEET AND NORTH 00°28' EAST 213 FEET FROM BEGINNING, THENCE SOUTH 00°28' WEST 31.5 FEET, THENCE NORTH 89°10' WEST 45 FEET, THENCE SOUTH 00°28' WEST 181.5 FEET TO THE NORTH LINE OF 7TH STREET, THENCE NORTH 89°10' WEST 45 FEET TO THE PLACE OF BEGINNING.

Parcel 3:

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE NORTH LINE OF 7TH STREET, OGDEN CITY, UTAH, NORTH 01°02' EAST 1172 FEET AND SOUTH 89°10' EAST 1709 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE SOUTH 89°10' EAST 45 FEET; THENCE NORTH 00°28' EAST 181.5 FEET; THENCE NORTH 89°10' WEST 45 FEET; THENCE SOUTH 00°28' WEST 181.5 FEET TO BEGINNING.