

WHEN RECORDED, RETURN TO:

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Salt Lake City, Utah 84117

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 23rd day of May 2023, between **Russell A. Nevers, Esq., Trustee** (hereinafter referred to as "Trustee"), and **Indicate Capital Fund 1, LLC**, whose legal address is 2828 N Speer Blvd, Suite 210, Denver, Colorado 80211 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Peloton Partners, LLC ("Grantor") did by Trust Deed dated June 3, 2022, and recorded in the official records of Utah County, State of Utah, on June 3, 2022, as Entry No. 66792:2022 (the "Trust Deed"), did grant and convey to Grantee under the Trust Deed, upon the trusts therein expressed, that certain real property situated in Utah County, State of Utah, as later described in this Trustee's Deed Upon Sale (the "Property"), to secure, among other obligations, payment of that certain Promissory Note dated June 3, 2022 (the "Note"), according to the terms thereof, together with other sums of money advanced and interest thereon; and

WHEREAS, breach and default were made under the terms of the Trust Deed in the particulars set forth in the Notice of Default, as hereinafter described, to which reference is hereby made; and

WHEREAS, Russell A. Nevers, a member of the Utah State Bar, was appointed Trustee under the Trust Deed; and

WHEREAS, the original beneficiary, Indicate Capital Fund 1, LLC, or holder of the Note, did make a declaration of default and demand for sale upon Trustee with regard to the Trust Deed, and did thereafter cause to be executed a Notice of Default and election to cause Trustee to sell the Property to satisfy the obligations secured by the Trust Deed, which Notice of Default was duly recorded as Entry No. 765:2023, in the records of Utah County, State of Utah; and

WHEREAS, Trustee in consequence of said declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, did execute a Notice of Trustee's Sale stating that he, as such Trustee, by virtue of the authority in him vested, would sell the Property at auction to the highest bidder, fixing the time and place of sale as, May 22, 2023, at

EXHIBIT A

Description of Property:

UNIT 304, BUILDING II, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2D 7th SUPPLEMENTAL CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 108714:2020 AND MAP FILING NO. 17178 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

ALSO UNIT 304 (GARAGE), BUILDING II, LAKEFRONT @ VINEYARD TOWN CENTER, PHASE 2D 7th SUPPLEMENTAL CONDOMINIUMS, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 108714:2020 AND MAP FILING NO. 17178 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN UTAH COUNTY, UTAH, AS ENTRY NO. 84264:2019 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE UNDIVIDED OWNERSHIP INTEREST IN SAID PROJECT'S COMMON AREA AS ESTABLISHED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Also Known As:

351 West 785 North
Vineyard. UT 84059