

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
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. 11146-835F
Parcel No. 38-591-0011

ENT35060:2023 PG 1 of 3

Andrea Allen
Utah County Recorder
2023 May 31 04:32 PM FEE 40.00 BY AR
RECORDED FOR Scalley Reading Bates Hansen & Rasmussen
ELECTRONICALLY RECORDED

TRUSTEE'S DEED

This Trustee's Deed is made by and between Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee and grantor, and Haven Lane LLC, as grantee, of 59 West 9000 South, Sandy, Utah 84070-2008.

Whereas, on November 13, 2020, Lee Hasson, as trustor(s), executed and delivered to America First Federal Credit Union, as trustee, for the benefit of America First Federal Credit Union as beneficiary, a trust deed to secure the performance by the trustor(s) of obligations under a promissory note executed and delivered to the beneficiary concurrently therewith. The trust deed was filed for record with the Utah County Recorder's Office on November 16, 2020, as Entry No. 181414:2020; and

Whereas, a default occurred under the terms of the trust deed as set forth in the notice of default described below; and

Whereas, Scalley Reading Bates Hansen & Rasmussen, P.C., was appointed as successor trustee by a substitution of trustee filed for record with the above-described recorder's office on January 27, 2023, as Entry No. 5168:2023; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on January 17, 2023, as Entry No. 2934:2023; and

Whereas, the successor trustee executed a notice of trustee's sale stating that he would sell the property described therein at public auction to the highest bidder, fixing the time and place of the sale as Tuesday, May 30, 2023, at the hour of 11:00 a.m., and did cause copies of the notice to be posted on the property described therein and at the county recorder's office not less than 20 days before the date of sale, as required by statute; and did cause a copy of the notice to be published once a week for three consecutive weeks before the date of sale in The Salt Lake Tribune, a newspaper having a general circulation in the county in which the property is situated, the first date of such publication being April 23, 2023, and the last date being May 7, 2023; and

Whereas, all applicable statutory provisions of the state of Utah and all of the provisions of the trust deed have been complied with as to the acts to be performed and the notices to be given; and

Whereas, the successor trustee did sell the property described in the notice of trustee's sale to the grantee named above, being the highest bidder at public auction, at the time and place appointed for the sale, for the credit bid or sum of \$367,000.00.

Now, therefore, the successor trustee, in consideration of the foregoing and the sum bid and paid by the grantee, by virtue of his authority under the trust deed, 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 (together with all the improvements, easements, fixtures, appurtenant water rights, and all other appurtenances thereto) situated in Utah County, Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

DATED this 31 day of May, 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 31 day of May, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

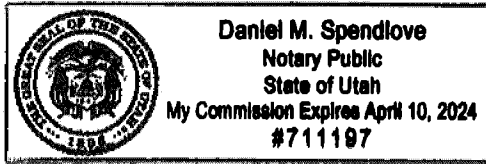

NOTARY PUBLIC

EXHIBIT "A"

LOT T-1511, THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT, AMENDING A PORTION OF LOTS 5 OF HARDMAN LEHI SUBDIVISION PLAT "A" RESIDENTIAL DEVELOPMENT, RECORDED NOVEMBER 6, 2018 AS ENTRY NO. 106267:2018 AS MAP FILING NO. 16317, IN THE OFFICIAL PLATS ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH, AND AS IDENTIFIED AND DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE EXCHANGE IN LEHI, A MASTER PLANNED COMMUNITY, RECORDED APRIL 12, 2017 AS ENTRY NO. 35360:2017 OF OFFICIAL RECORDS.