

WHEN RECORDED, RETURN TO:
Wasatch Bridge Primary Investments, LLC
Attn: Seth Hobby
3135 Richmond Street
Salt Lake City, Utah 84106

Tax Serial No. 13-034-0068

TRUSTEE'S DEED

Joseph M.R. Covey, Esq. (the "**Trustee**"), makes this Trustee's Deed under that certain Trust Deed described below in favor of Wasatch Bridge Primary Investments, LLC, a Utah limited liability company ("**Grantee**"), whose address is 3135 Richmond Street, Salt Lake City, Utah 84106.

WHEREAS, that certain Trust Deed, Assignment of Rents, Security Agreement and Financing Statement dated August 26, 2022 (the "**Trust Deed**"), given by Poll Heritage Farms Development Management, LLC, as "**Trustor**", in favor of Wasatch Bridge Primary Investments, LLC, as "**Beneficiary**", and recorded on August 26, 2022, as Entry No. 3494901, in Book 8080 at Pages 1792-1820, in the Official Records of Davis County Recorder's Office ("**County Recorder**"), State of Utah, covering certain property (the "**Property**") located in Davis County, as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, Trustor breached and defaulted under the terms of the Trust Deed, as set forth in the Notice of Default and Election to Sell (the "**Notice of Default**") described below.

WHEREAS, Trustee thereafter executed and recorded in the County Recorder the Notice of Default, which was recorded on June 14, 2023, as Entry No. 3532685, in Book 8276, beginning at Page 1059.

WHEREAS, as of the time of recording the Notice of Default, the record owner of Property was Trustor.

WHEREAS, Trustee caused copies of the Notice of Default to be delivered via certified mail, return receipt requested, to Trustor and all other parties who had recorded an interest against the Property in the County Recorder, including but not limited to those requesting notice under Utah Code § 57-1-26.

WHEREAS, Trustee, in consequence of the Notice of Default, and in accordance with the Trust Deed, executed a Notice of Trustee's Sale (the "**Notice of Sale**") stating that he, as Trustee, would sell at public auction the Property, and fixing the time and place of the sale as October 23, 2023 at 2:05 p.m. outside the front entrance to the Second District Court located at 800 West State Street, Farmington, Utah 84025.

WHEREAS, Trustee caused copies of the Notice of Sale to be posted at least 20 days before the date of sale in a conspicuous place on the Property and also at the office of the County

Recorder; and Trustee caused a copy of the Notice of Sale to be published: (1) once a week for three consecutive weeks before the date of sale in a newspaper having a general circulation in Davis County, the date of the last publication being at least 10 days but not more than 30 days before the date of the sale; and (2) every day for at least 30 days before the date of the sale on a website established by the collective efforts of Utah's newspapers (www.utahlegals.com), in accordance with Utah Code §§ 45-1-101 and 57-1-25(1)(a)-(c).

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.

WHEREAS, the Trustee sold the Property to Grantee, as the highest bidder, for Grantee's credit bid in an amount permitted by Utah Code § 57-1-28, at public auction, on October 23, 2023 at 2:05 p.m.

NOW, THEREFORE, Trustee, in consideration of the premises recited and of the sum above mentioned, and by virtue of the authority vested in him by the Trust Deed, hereby grants and conveys the Property to Grantee, without any covenant or warranty, express or implied.

The Property includes all of Trustor's right, title, and interest in and to the Property, together with all improvements and other appurtenances to the Property.

Title to the Property is subject to all matters of record having priority, including but not limited to liens, encumbrances, real property taxes, easements, restrictions, and reservations of record.

Dated October 24, 2023.


Joseph M.R. Covey, Esq., Trustee

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me on October 24, 2023, by Joseph M.R. Covey, Esq.


Notary Public

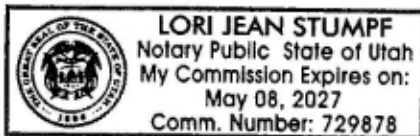


EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of South Weber, County of Davis, State of UT, and is described as follows:

BEGINNING AT A POINT 577.5 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 74°45'27" EAST 1374.84 FEET TO A POINT 214.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 67 RODS; THENCE WEST 1290.0 FEET; THENCE NORTH 742.5 FEET; THENCE WEST 30.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED IN THAT CERTAIN WARRANTY DEED, RECORDED APRIL 14, 2000, AS ENTRY NO. 1588645, IN BOOK 2637, AT PAGE 775, OF THE OFFICIAL RECORDS AND BEING DESCRIBED AS FOLLOWS:

SAID PART OF AN ENTIRE TRACT IS A STRIP OF LAND 6.00 METERS WIDE, ADJOINING NORTHERLY THE FOLLOWING DESCRIBED PORTION OF THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE OF SAID PROJECT;

BEGINNING AT THE INTERSECTION OF THE NORTHERLY HIGHWAY RIGHT OF WAY LINE OF SOUTH WEBER DRIVE AND THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 13.100 METERS (42.98 FEET) RADIALLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID SOUTH WEBER DRIVE AT ENGINEER STATION 1 + 407.524, WHICH POINT IS 176.022 METERS (577.50 FEET) SOUTH 00°23'25" WEST (RECORD: SOUTH) AND 9.144 METERS (30.00 FEET) SOUTH 89°36'35" EAST (RECORD: EAST) AND 10.688 METERS (35.07 FEET) SOUTH 00°23'24" WEST (RECORD: SOUTH) FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; AND RUNNING THENCE SOUTHEASTERLY ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY LINE 129.475 METERS (424.79 FEET) ALONG THE ARC OF A 386.900 METER (1269.36 - FOOT) RADIUS CURVE TO THE LEFT CONCENTRIC WITH THE CENTERLINE OF SAID SOUTH WEBER DRIVE, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 79°53'29" EAST FOR A DISTANCE OF 128.872 METERS (422.81 FEET)); THENCE SOUTH 89°28'42" EAST 267.051 METERS (876.15 FEET) ALONG SAID NORTHERLY HIGHWAY RIGHT OF WAY LINE TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT.

AND

A PARCEL OF LAND IN FEE FOR THE CONSTRUCTION OF SOUTH WEBER DRIVE, INCIDENT TO THE WIDENING OF EXISTING STATE HIGHWAY 89, KNOWN AS PROJECT NO. 0089, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, AT A POINT 13.100 METERS (42.98 FEET) RADIALLY DISTANT NORTHERLY FROM THE CENTERLINE OF SAID SOUTH WEBER DRIVE AT ENGINEER STATION 1+ 407.524, WHICH POINT IS 176.022 METERS (577.50 FEET) SOUTH 0°23'25" WEST (RECORD: SOUTH) AND 9.144 METERS (30.00 FEET) SOUTH 89°36'36" EAST (RECORD: EAST) AND 10.688 METERS (35.07 FEET) SOUTH 0°23'24" WEST (RECORD: SOUTH) FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; AND RUNNING THENCE SOUTHEASTERLY 129.475 METERS (424.79 FEET) ALONG THE ARC OF A 386.900-METER (1269.36-FOOT) RADIUS CURVE TO THE LEFT CONCENTRIC WITH THE CENTERLINE OF SAID SOUTH WEBER DRIVE, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 79°53'29" EAST FOR A DISTANCE OF 128.872 METERS (422.81 FEET)); THENCE SOUTH 89 28'42" EAST 267.051 METERS (876.15 FEET) ALONG A LINE PARALLEL TO THE CENTERLINE

OF SOUTH WEBER DRIVE, TO THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 0°19'37" WEST (RECORD: SOUTH) 26.200 METERS (85.96 FEET) ALONG SAID EASTERLY BOUNDARY LINE; THENCE NORTH 89°28'42" WEST 267.140 METERS (876.44 FEET) ALONG A LINE PARALLEL TO THE CENTERLINE OF SAID SOUTH WEBER DRIVE TO THE POINT OF TANGENCY OF A 413.100-METER (1355.32- FOOT) RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY 129.100 METERS (423.56 FEET) ALONG THE ARC OF SAID CURVE CONCENTRIC WITH THE CENTERLINE OF SAID SOUTH WEBER DRIVE, (NOTE: CHORD TO SAID CURVE BEARS NORTH 80°31'32" WEST FOR A DISTANCE OF 128.575 METERS (421.83 FEET)) TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°23'24" EAST (RECORD: NORTH) 27.654 METERS (90.73 FEET) ALONG SAID WESTERLY BOUNDARY LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 02, 2002 AS ENTRY NO. 1716775 IN BOOK 2956 AT PAGE 659 IN THE DAVIS COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT 568.86 FEET SOUTH 0°01'12" WEST AND 32.50 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; RUNNING THENCE NORTH 74°46'51" EAST 1336.85 FEET TO A POINT 214.50 FEET SOUTH 0°02'34" EAST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0°02'34" EAST 428.50 FEET; THENCE NORTH 89°50'54" WEST 875.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1227.12 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 422.86 FEET (CHORD BEARS NORTH 79°58'33" WEST 420.77 FEET) TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF ROYAL FARMS ESTATES PHASE 3.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF CEDAR BLUFFS SUBDIVISION - PHASE 2.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 30, 2010 AS ENTRY NO. 2556779 IN BOOK 5120 AT PAGE 1184 IN THE DAVIS COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 27, ROYAL FARMS ESTATES, PHASE 3, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER MARCH 16, 2005 AS ENTRY NO. 2064221; AND RUNNING THENCE NORTH 18°22'55" EAST 47.01 FEET; THENCE SOUTH 46°37'16" EAST 132.19 FEET; THENCE NORTH 67°23'40" WEST 120.13 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 30, 2010 AS ENTRY NO. 2556780 IN BOOK 5120 AT PAGE 1186 IN THE DAVIS COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 52, CEDAR BLUFFS SUBDIVISION, PHASE 2, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER FEBRUARY 24, 1999 AS ENTRY NO. 1490250; AND RUNNING THENCE SOUTH 18°22'55" WEST 49.01 FEET; THENCE SOUTH 67°23'40" EAST 5.01 FEET, THENCE NORTH 18°22'55" EAST 47.01 FEET; THENCE NORTH 46°15'02" WEST 5.53 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 16, 2019 AS ENTRY NO. 3138868 IN BOOK 7180 AT PAGE 484 IN THE DAVIS COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 33, ROYAL FARMS ESTATES PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE DAVIS COUNTY RECORDER, AND CONTINUING SOUTH 65°50'02" EAST 105.47 FEET; THENCE NORTH 20°47'38" EAST 70.00 FEET; THENCE NORTH 84°30'08" WEST 109.15 FEET; THENCE SOUTH 20°47'38" WEST 35.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 16, 2019 AS ENTRY NO. 3138869 IN BOOK 7180 AT PAGE 486 IN THE DAVIS COUNTY RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 32, ROYAL FARMS ESTATES PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE DAVIS COUNTY RECORDER, AND CONTINUING SOUTH 65°50'02" EAST 99.98 FEET; THENCE NORTH 20°47'38" EAST 35.00 FEET; THENCE NORTH 82°14'52" WEST 102.45 FEET; THENCE SOUTH 20°47'38" WEST 6.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING ANY PORTION LYING NORTH OF SOUTH WEBER DRIVE.

APN: 13-034-0068