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. 79081-09F

Ent 537336 Bk 1455 Pg 848 – 849 MARCY M. MURRAY, Recorder WASATCH COUNTY CORPORATION 2023 Oct 03 03:50PM Fee: \$40.00 KM For: Scalley Reading Bates Hansen & Rasmu ELECTRONICALLY RECORDED

Trustee No. 79081-09F Parcel No. 00-0016-2318

NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon L. Bates, trustee, that a default has occurred under the Deed of Trust, Assignment of Leases and Rents and Security Agreement (Including Fixture Filing) executed by RPE22 Deer Crest LLC, a Utah limited liability company, as trustor(s), in which those individuals/entities listed as MR SPV LLC (100% share), and their successors and assigns is named as beneficiary, with REEF-PCG LLC, a Utah limited liability company, acting as their administrative agent, and Marlon Bates, Esq. is appointed trustee, and filed for record on September 23, 2022, and recorded as Entry No. 525122, in Book 1423, at Page 1933, Records of Wasatch 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 September 23, 2023, 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 **3** day of October, 2023

Marlon L. Bates, trustee

STATE OF UTAH) : ss COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this <u>3</u> day of October, 2023 by Marlon L. Bates, trustee.

Daniel M. Spendlove
Notary Public
State of Utah
My Commission Expires April 10, 2024
#711197

NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

LOT 86, AMENDED PLAT DEER CREST ESTATES SUBDIVISION - PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 1A:

TOGETHER WITH THE NON-EXCLUSIVE RIGHT OF INGRESS AND EGRESS OVER THE ACCESS EASEMENTS AND TOGETHER WITH A DRIVEWAY EASEMENT FOR THE BENEFIT OF LOT 86 AS SHOWN ON THE OFFICIAL RECORDED PLATS AND AS DEFINED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS, RECORDED NOVEMBER 3, 1997, AS ENTRY NO. 198235, IN BOOK 363, AT PAGE 542 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).