

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. 53075-272F
Parcel No. 66-385-0005
66-385-0006

ENT 64499:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Sep 19 02:30 PM FEE 40.00 BY MG
RECORDED FOR Scalley Reading Bates Hanse
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 KeyBank National Association, as grantee, of 4224 Ridge Lea Road, Amherst, NY 14226.

Whereas, on October 22, 2019, Ray C. Payne (htta R. Curtis Payne), married and Leslie Payne, married, as trustor(s), executed and delivered to KeyBank National Association, as trustee, for the benefit of KeyBank National Association 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 15, 2019, as Entry No. 119916:2019; 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 August 25, 2023, as Entry No. 56183:2023; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on August 21, 2023, as Entry No. 54783:2023; 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 September 18, 2024, 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 Lehi Free Press, a newspaper having a general circulation in the county in which the property is situated, the first date of such publication being August 15, 2024, and the last date being August 29, 2024; 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 \$2,326,926.52.

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:

PARCEL 1: A PORTION OF LOT 1, PLAT "B", SPRING MEADOW RANCHES A RESIDENTIAL SUBDIVISION, LEHI, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE. ALSO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 89 DEG 51'15" WEST ALONG THE SECTION LINE 755.97 FEET AND NORTH 124.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88 DEG 54'50" WEST 72.22 FEET; THENCE NORTH 00°29'34" WEST 326.40 FEET; THENCE SOUTH 88 DEG 41'37" WEST 21.73 FEET; THENCE NORTH 01 DEG 18'23" WEST 26.32 FEET; THENCE ALONG A NON-TANGENT 61.0 FOOT RADIUS CURVE TO THE LEFT 79.42 FEET (CHORD BEARS NORTH 63 DEG 22'11" EAST 73.92 FEET), THENCE SOUTH 48 DEG 49'38" EAST 37.39 FEET; THENCE SOUTH 00 DEG 29'34" EAST 362.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 2 AND A PORTION OF LOT 1, PLAT "B", SPRING MEADOWS RANCHES, A RESIDENTIAL SUBDIVISION, LEHI, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 89 DEG 51'15" WEST ALONG THE SECTION LINE 755.97 FEET AND NORTH 124.52 FEET AND NORTH 88 DEG 54'50" WEST 72.22 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88 DEG 54'50" WEST 168.11 FEET; THENCE NORTH 00 DEG 40'45" WEST 367.99 FEET; THENCE EAST 107.22 FEET; THENCE ALONG A 15.0 FOOT RADIUS CURVE TO THE RIGHT 11.14 FEET (CHORD BEARS SOUTH 68 DEG 43'54" EAST 10.88 FEET); THENCE ALONG A 61.0 FOOT RADIUS CURVE TO THE LEFT 33.93 FEET (CHORD BEARS SOUTH 63 DEG 23'55" EAST 33.50 FEET); THENCE SOUTH 01 DEG 18'23" EAST 26.32 FEET; THENCE NORTH 88 DEG 41'37" EAST 21.73 FEET; THENCE SOUTH 00 DEG 29'34" EAST 326.40 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF UTAH, STATE OF UTAH.

MORE CORRECTLY DESCRIBED AS:

PARCEL 1: A PORTION OF LOT 1, PLAT "B", SPRING MEADOW RANCHES A RESIDENTIAL SUBDIVISION, LEHI, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE. ALSO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 89 DEG 51'15" WEST ALONG THE SECTION LINE 755.97 FEET AND NORTH 124.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88 DEG 54'50" WEST 72.22 FEET; THENCE NORTH 00°29'34" WEST 326.40 FEET; THENCE SOUTH 88 DEG 41'37" WEST 21.73 FEET; THENCE NORTH 01 DEG 18'23" WEST 26.32 FEET; THENCE ALONG A NON-TANGENT 61.0 FOOT RADIUS CURVE TO THE LEFT 79.42 FEET (CHORD BEARS NORTH 63 DEG 22'11" EAST 73.92 FEET), THENCE SOUTH 48 DEG 49'38" EAST 37.39 FEET; THENCE SOUTH 00 DEG 29'34" EAST 362.11 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 2 AND A PORTION OF LOT 1, PLAT "B", SPRING MEADOW RANCHES, A RESIDENTIAL SUBDIVISION, LEHI, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, ALSO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT LOCATED SOUTH 89 DEG 51'15" WEST ALONG THE SECTION LINE 755.97 FEET AND NORTH 124.52 FEET AND NORTH 88 DEG 54'50" WEST 72.22 FEET

FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88 DEG 54'50" WEST 168.11 FEET; THENCE NORTH 00 DEG 40'45" WEST 367.99 FEET; THENCE EAST 107.22 FEET; THENCE ALONG A 15.0 FOOT RADIUS CURVE TO THE RIGHT 11.14 FEET (CHORD BEARS SOUTH 68 DEG 43'54" EAST 10.88 FEET); THENCE ALONG A 61.0 FOOT RADIUS CURVE TO THE LEFT 33.93 FEET (CHORD BEARS SOUTH 63 DEG 23'55" EAST 33.50 FEET); THENCE SOUTH 01 DEG 18'23" EAST 26.32 FEET; THENCE NORTH 88 DEG 41'37" EAST 21.73 FEET; THENCE SOUTH 00 DEG 29'34" EAST 326.40 FEET TO THE POINT OF BEGINNING. SITUATE IN THE COUNTY OF UTAH, STATE OF UTAH.

DATED this 19 day of September, 2024.

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 19 day of September, 2024, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.

NOTARY PUBLIC

