

Mail Tax Notice to:
Robert Colby Keddington
198 East Bayview Circle
Saratoga Springs, Utah 84045

ENT 81663:2024 PG 1 of 4
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 19 04:40 PM FEE 40.00 BY TM
RECORDED FOR Jeffs and Jeffs, P.C.
ELECTRONICALLY RECORDED

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is to correct the Trustee's Deed, dated November 18, 2024, and recorded in the office of the Utah County Recorder on November 18, 2024 as Entry No. 81216:2024.

This Corrected Trustee's Deed is made by Kevin D. Jeffs, as Trustee, herein called "Trustee" and "Grantor", under the hereinafter described Deed of Trust, and does convey and grant to Robert Colby Keddington, Dave Wisdom, and Robert W. Harms, as Grantee.

WHEREAS, by Deed of Trust (hereafter the "Trust Deed"), dated May 6, 2016, and recorded on May 6, 2016, as Entry No. 40230:2016, in the official records of the Recorder of Utah County, State of Utah, NB Park Plaza Provo, LLC, a Delaware limited liability company, as Trustor, did grant and convey to Bank of American Fork, a Division of People's Intermountain Bank¹, as Trustee, upon the Trust therein expressed, the property hereafter described to secure performance and payment of the obligations as more particularly set forth in said Trust Deed; and

WHEREAS, Richard H. Madsen, II, Esq., of Ray Quinney & Nebeker P.C., was substituted as Trustee by Substitution of Trustee, dated August 23, 2023, and recorded on August 24, 2023, as Entry No. 55640:2023, in the official records of the Recorder of Utah County, State of Utah.

WHEREAS, default was made under the terms of the Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to, to which reference is hereby made; and foreclosure thereof has been made in compliance with the requirements of the said Trust Deed and the laws of the State of Utah, and

WHEREAS, Altabank, a Division of Glacier Bank, which was formerly known as, among other names, Bank of American Fork, a Division of People's Intermountain Bank, as Beneficiary therein did cause the Trustee to execute a written Notice of Default and of election to cause said property to be sold to satisfy the obligations of the Trust Deed, and accordingly, the Trustee did on August 23, 2023, file for record in the office of the County Recorder of Utah County, Utah, a Notice of Default which notice was duly recorded on August 24, 2023, as Entry No. 55641:2023 in the Records of the County Recorder of Utah County, Utah; and

WHEREAS, not later than ten days after such Notice of Default was recorded, the Trustee mailed, by certified mail, with postage prepaid, a copy of such Notice of Default with the recording date shown thereon, addressed to NB Park Plaza Provo, LLC, 20 Enterprise Ste 400, Alisa Viejo, CA 92656-7118; NB Park Plaza Provo, LLC, 2180 South 1300 East Ste. 650, Salt Lake City, Utah 84106; NB Park Plaza Provo, LLC, 16 B Journey, Ste. 200, Alisa Viejo, CA 92656-7118; NB Park

¹ People's Intermountain Bank, a Utah corporation, which was doing business as Bank of American Fork is now known as Altabank, a Division of Glacier Bank.

Plaza Provo, LLC, c/o registered agent Incorp Services, Inc. 285 W Tabernacle St. Ste 201, St. George, UT 84770, the last known addresses of the said Trustor at the time and to other persons shown of record entitled to such notice; and

WHEREAS, more than three (3) months have elapsed since the filing for record of the said Notice of Default and, during said three (3) months period, said default was not cured and said default still continued; and

WHEREAS, Altabank, a Division of Glacier Bank, which was formerly known as, among other names, Bank of American Fork, a Division of People's Intermountain Bank, as Beneficiary, did assign its beneficial interest to Robert Colby Keddington, Dave Wisdom, and Robert W. Harms, pursuant to the Assignment of Trust Deed and filed for record on December 29, 2023, as Entry No. 84135:2023 on the records of the Utah County Recorder; and

WHEREAS, Kevin D. Jeffs, Esq., of Jeffs & Jeffs P.C., was substituted as Trustee by Substitution of Trustee, dated January 5, 2024, and recorded on January 5, 2024, as Entry No. 1051:2024, in the official records of the Recorder of Utah County, State of Utah; and

WHEREAS, the Trustee, in consequence of said declaration and Notice of Default, election and demand for sale and in compliance with said Trust Deed and the laws of the State of Utah, did execute its Notice of Trustee's Sale stating that it, as Trustee, by virtue of the authority in it vested, would sell at public auction to the highest bidder for cash in lawful money of the United States, the property therein and hereafter described, said property being in the County of Utah, State of Utah, and fixing the time and place of said sale as , October 21, 2024, at 10:00 o'clock a.m. of said day at the East Doors of the Fourth District Courthouse at 137 North Freedom Blvd, Provo, Utah County, Utah, and at least 20 days before the date of the sale did cause copies of said notice to be mailed to NB Park Plaza Provo, LLC, 20 Enterprise Ste 400, Alisa Viejo, CA 92656-7118; NB Park Plaza Provo, LLC, 2180 South 1300 East Ste. 650, Salt Lake City, Utah 84106; NB Park Plaza Provo, LLC, 16 B Journey, Ste. 200, Alisa Viejo, CA 92656-7118; NB Park Plaza Provo, LLC, c/o registered agent Incorp Services, Inc. 285 W Tabernacle St. Ste 201, St. George, UT 84770, postage prepaid and also addressed to each person whose name and address are set forth in a request therefore which had been recorded prior to the filing for record of the Notice of Default and to all other persons of record entitled to such notice and did cause copies of said Notice of Trustee's Sale to be posted 20 days before the date of sale therein fixed, in a conspicuous place on said property to be sold located at 910 North 900 East, Provo, Utah County, Utah; at the office of the Utah County Recorder in Provo, Utah as required by statute; the Trustee did cause a copy of said notice to be published once a week for three consecutive weeks (namely on September 19, 2023, September 26, 2024 and October 3, 2024) before the date of sale therein fixed in The Daily Herald, a newspaper of general circulation in the county wherein said real property is situated, the last date of such publication being at least ten (10) days but not more than thirty (30) days prior to said sale; and the Trustee did cause a copy of said notice to be published online for thirty (30) days prior to said sale pursuant to UCA 45-1-101; and

WHEREAS, on October 21, 2024, at the time and place of said sale, the Trustee did postpone the sale to November 12, 2024 at 10:00 o'clock a.m. pursuant to UTAH CODE ANN. §57-1-24; and

WHEREAS, all applicable statutory provisions of the Trust Deed have been complied with as to acts to be performed and notices to be given; and

WHEREAS, said Trustee did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to Grantees above named, being the highest bidder therefor, the property described for the sum of \$4,783,623.94, consisting of a credit bid against the unpaid balances owing to or for the benefit of Grantees as Beneficiaries.

WHEREAS, the credit bid by the Grantees has been credited, applied and paid in accordance with the provisions of the Trust Deed.

NOW THEREFORE, in consideration of the receipt of the sum of \$4,783,623.94 in a credit bid, being the amount so bid by the Grantees, the receipt of which is hereby acknowledged, Kevin D. Jeffs, as Trustee and Grantor hereunder, does hereby convey and grant to Robert Colby Keddington, Dave Wisdom, and Robert W. Harms, Grantee hereunder all of the title of Kevin D. Jeffs, Trustee, under the Trust Deed above described and all of the right, title and claim of NB Park Plaza Provo, LLC and its successor in interest and of all persons claiming by, through or under them, including all such right, title, interest and claim acquired by Kevin D. Jeffs, NB Park Plaza Provo, LLC, or its successors in interest derived from or subsequent to the execution of the Trust Deed above described in and to the real property located in Utah County, Utah, and more particularly described as follows:

Commencing at a point located South 00°43'43" East along the Section line 80.79 feet and West 1220.86 feet from the Northeast corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 00°10'00" West along a fenceline 258.62 feet; thence North 89°47'52" West along a fenceline 96.21 feet; thence North 00°50'10" West along a fenceline 14.25 feet; thence North 89°43'43" West 173.87 feet to a point on the Easterly boundary line of 900 East Street; thence along said Easterly boundary line as follows: North 00°27'02" East 47.92 feet, North 00°35'07" West 196.58 feet; thence South 89°43'43" East along the Southerly Boundary line of Chatham Towne Condominiums 272.68 feet to the point of beginning.

Tax ID: 22-015-0080

Said property is located at approximately 910 North 900 East, Provo, Utah County, Utah

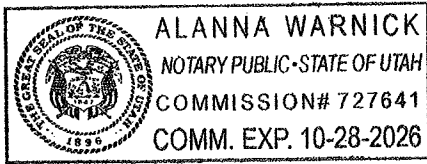
This sale and conveyance is made without any covenant or warranty, express or implied, as to title or otherwise with respect to the above-described property.

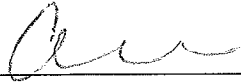
IN WITNESS WHEREOF, the Trustee and Grantor hereunder has caused this Trustee's Deed to be executed on the 19th day of November, 2024.

By: 
Kevin D. Jeffs, Trustee

STATE OF UTAH)
)ss:
COUNTY OF UTAH)

On the 19 day of November, 2024, personally appeared before me Kevin D. Jeffs, Trustee, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.





Notary Public