

WHEN RECORDED, MAIL TO:

Jonathan K. Hansen
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043
(801) 922-5000

ENT 105704:2017 PG 1 of 3
Jeffery Smith
Utah County Recorder
2017 Oct 25 11:46 AM FEE 15.00 BY SW
RECORDED FOR Hansen Black Anderson Ashcraft PLLC
ELECTRONICALLY RECORDED

Parcel No. 23-34-49

NOTICE OF DEFAULT AND ELECTION TO SELL

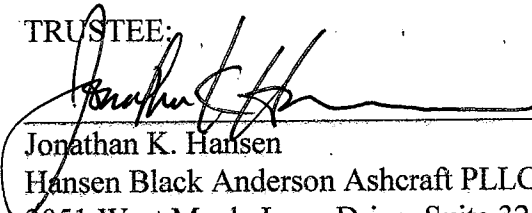
That JONATHAN K. HANSEN, Successor Trustee under that certain Deed of Trust dated September 7, 2005, from MATTHEW BAKER and STANFORD RICKS, individuals, as Trustor, in favor of FAR WEST BANK, as Beneficiary, and FAR WEST BANK, as Trustee (the "**Trust Deed**"). The Trust Deed was filed for recording on September 19, 2005 as Entry No. 105400:2005, in the Official Records of Utah County, State of Utah and subsequently assigned under that certain Assignment of Deed of Trust dated September 8, 2017, from BANNER BANK, as successor in interest to AMERICANWEST BANK, successor in interest to FAR WEST BANK, beneficiary, to SPRINGVILLE WAREHOUSE INVESTMENTS, LLC a Utah limited liability company (the "**Assignment**"). The Assignment was filed for recording on September 21, 2017 as Entry No. 92750:2017, in the Official Records of Utah County, State of Utah. The real property encumbered by the Trust Deed is situated in Utah County, Utah, and more particularly described as set forth on Exhibit A. (the "**Property**").

The Trust Deed secures obligations to Beneficiary including that certain Secured Promissory Note, dated September 7, 2005 in the original principal amount of \$532,018.00, and substituted by that certain Promissory Note dated August 2, 2012 in the amount of \$450,000.00 (the "**Note**"). A default of the obligations under the Note has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, insurance, property taxes, trustees' and attorneys' fees, and expenses that were actually incurred (the "**Obligations**").

By reason of such default, the Trustee does hereby declare all sums secured by the Trust Deed immediately due and payable and elects to cause the Property to be sold, pursuant to the Trust Deed and the laws of the State of Utah, to satisfy the Obligations.

DATED this 25 day of October, 2017.


TRUSTEE:

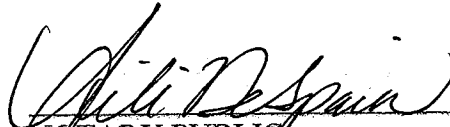


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STATE OF UTAH)
 :SS
 COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 25 day of October, 2017,
 by Jonathan K. Hansen, Trustee.


 AILI DESPAIN
 NOTARY PUBLIC-STATE OF UTAH
 COMMISSION# 693817
 COMM. EXP. 03-02-2021



 NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Commencing North 101.09 feet West 507.08 feet from the Southeast corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 89 deg. 37' 35" West 392.14 feet; thence North 37' 11" East 339.62 feet; thence North 86 deg. 59' 4" East 393.61 feet; thence South 44' 10" West 358 feet to the point of beginning.

EXCEPTING THEREFROM that portion of subject property conveyed by that certain Fence Line Boundary Agreement recorded April 15, 1977 as Entry No. 11375, in Book 1545, at Page 407 of official records, being more particularly described as follows:

Beginning at a point on a fence line intersection said point being North 102.52 feet and West 267.36 feet (based on Utah State Coordinate Systems beginnings) from the Southeast corner of Section 32, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 89 deg. 39' 35" West along a fence line 631.87 feet between said parcels of land.