



W3175157

When recorded, return to:

Ian S. Davis
DENTONS DURHAM JONES PINEGAR PC
111 South Main, Suite 2400
Salt Lake City, Utah 84111

E# 3175157 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
12-Aug-21 0829 AM FEE \$50.00 DEP PC
REC FOR: DENTONS DURHAM JONES PINEGAR SAL
ELECTRONICALLY RECORDED

Tax Parcel ID Nos: 21-126-0001, 21-126-0002, 21-126-0003, 21-126-0006, 21-126-0011, 21-130-0001,
21-130-0003, 21-130-0004, 21-130-0006, 21-001-0014, 21-001-0015, 23-012-0022, 20-169-0001, 20-169-0002
and 21-111-0001

SUBSTITUTION OF TRUSTEE

IAN S. DAVIS, an attorney licensed in the State of Utah, whose address is c/o Dentons Durham Jones Pinegar PC, 111 South Main Street, Suite 2400, Salt Lake City, Utah 84111, is hereby appointed successor trustee under the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated July 15, 2016 (as the same has been amended from time to time, the "Trust Deed"), executed by SANCTUARY UTAH, LLC, a Utah limited liability company (formerly known as Sanctuary Ranch Utah, LLC) and VACHERY RANCH, LLC, a Utah limited liability company, as trustor, in which MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership is named as beneficiary and COTTONWOOD TITLE INSURANCE AGENCY, INC. is named as trustee. The Trust Deed was filed for record in the official records of the Weber County Recorder, State of Utah, on July 15, 2016, as Entry No. 2803929. The Trust Deed has been amended by (i) that certain Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded December 13, 2016, in the Office of the Weber County Recorder as Entry Number 2831753, (ii) that certain Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated and recorded May 1, 2017, in the Office of the Weber County Recorder as Entry Number 2854988, and (iii) that certain Modification of Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated February 15, 2020, and recorded April 2, 2020, in the Office of the Weber County Recorder as Entry Number 3044937.

The beneficial interest in the Trust Deed was assigned by Mountain West Debt Fund, LP to Mountain West REIT, LLC, a Delaware limited liability company, by that certain Assignment dated July 1, 2019 and recorded March 19, 2020, in the Office of the Weber County Recorder as Entry Number 3042192.

The Trust Deed encumbers the following real property located in Weber County, Utah:

See **Exhibit A**

All action taken on the beneficiary's behalf by the new trustee prior to the recording of the substitution of trustee is hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXHIBIT A

Legal Description

The following land situate in Weber County, State of Utah and described as follows:

PARCEL 1:

Lot 1, THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

PARCEL 2:

Shared Ownership Interest consisting of an undivided 6/12 fee simple ownership interest as a tenant in common in Lot 2, THE SANCTUARY SUBDIVISION, according to the official plat thereof, and as according to the Second Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Sanctuary Utah, recorded on January 9, 2019 as Entry No. 2645602 in the office of the Weber County Recorder, State of Utah, together with the exclusive right to possess and occupy the Residence during the calendar months of January, February, April, May, June and July, each and every calendar year.

PARCELS 3 through 12:

Lots 3, 6 and Private Roadways within THE SANCTUARY SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on July 16, 2013 as Entry No. 2645602 in Book 74 at Page 31.

Lots 4, 5, 7 and 8 within THE SANCTUARY FIRST AMENDMENT SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder, State of Utah on May 5, 2014 as Entry No. 2685089 in Book 75 at Page 71.

Lots 4 and 5 (the same being the East half of the Northeast quarter) of Section 4, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Northwest quarter of Section 3, Township 6 North, Range 2 East, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion lying within the bounds of The Sanctuary Subdivision and The Sanctuary First Amendment Subdivision.

The Southwest quarter of Section 34, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL A:

A perpetual easement for ingress, egress and utilities over and across the existing 50' private road as more particularly described and conveyed in that certain Right of Way and Easement recorded January 14, 1998 as Entry No. 1515370 in Book 1901 at Page 2685, and in that certain Easement Agreement and Declaration of Covenants recorded September 23, 2004 as Entry No. 2058175 of official records.

PARCEL 13:

Lots 1 and 2, SANCTUARY LAKESIDE SUBDIVISION, according to the official plat thereof as recorded in the office of the Weber County Recorder on March 11, 2019 as Entry No. 2969264 in Book 85 at Page 10.

PARCEL 14:

All of Lot 99, GREEN HILL COUNTRY ESTATES, PHASE NO. 6, LOT 99 - FIRST AMENDMENT, according to the official plat thereof as recorded in the office of the Weber County Recorder on July 10, 2006 as Entry No. 2192505 in Book 64 at Page 21