

When recorded mail deed and tax notice to:

Southern Utah Title Company
157 E. Riverside Dr B-1
St. George, Utah 84790



SOUTHERN UTAH TITLE
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DOC # 20170046181

Substitution of Trustee Page 1 of 2
Russell Shirts Washington County Recorder
11/15/2017 10:53:42 AM Fee \$ 13.00
By SOUTHERN UTAH TITLE CO



Order No. 192248 - DES
Tax I.D. No. SG-5-2-31-3337

Space Above This Line for Recorder's Use

SUBSTITUTION OF TRUSTEE

Notice is hereby given that Southern Utah Title Company, a Utah Corporation, whose address 157 E. Riverside Drive Suite 1B, St. George, UT, 84790, is hereby appointed Successor Trustee under that certain Trust Deed more particularly described as follows:

DATED: January 18, 2017
TRUSTOR: Dixie Hospitality LLC, a Utah Limited Liability Company
TRUSTEE: Founders Title Company
BENEFICIARY: Commercial Real Estate Investments L.C. a Utah Limited Liability Company
RECORDED: February 1, 2017
ENTRY NO. 20170004612

, OF THE COUNTY RECORDER OF Washington COUNTY, Utah

The Real Property described on said Trust Deed is more particularly described as follows, being situated in Washington County, State of Utah:

See Attached Exhibit "A"

Whereas, the undersigned is the owner of the beneficial interest under said Deed of Trust, and the legal owner and holder of the Trust Deed Note for the total sum of \$250,000.00, and of all other indebtedness secured by said Deed of Trust, and covenants and warrants that said interests have not been transferred, hypothecated or otherwise acquired by any party or parties other than the undersigned.

Commercial Real Estate Investments, L.C., a Utah Limited Liability Company

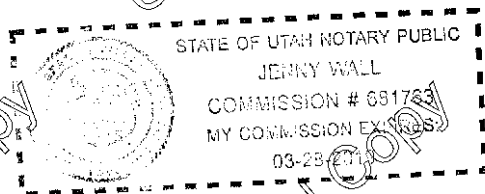
By: [Signature]

R. Scott Priest, Manager

STATE OF Utah)

COUNTY OF DAVIS) :ss.

On the 15 day of May, 2017, personally appeared before me, R. Scott Priest, who being by me duly sworn, did say that he/she is the Manager of Commercial Real Estate Investments, L.C., a Utah Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires: 3/20/19

Attachment to Substitution of Trustee

EXHIBIT 'A'

Property: 1450 South Hilton Drive, St. George, UT 84770.

BEGINNING AT A POINT SOUTH $0^{\circ}40'46''$ EAST 4.80 FEET ALONG THE SECTION LINE AND NORTH $89^{\circ}12'12''$ EAST 196.18 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH $89^{\circ}12'12''$ EAST 410.58 FEET TO THE WEST LINE OF THE I-15 FRONTAGE ROAD AND A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS SOUTH $73^{\circ}30'44''$ WEST 1349.86 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF SAID CURVE AND THE WEST LINE OF SAID FRONTAGE ROAD; THENCE SOUTH $89^{\circ}00'05''$ WEST 183.06 FEET; THENCE SOUTH $0^{\circ}59'54''$ EAST 144.20 FEET TO POINT ON THE NORTH LINE OF 1470 SOUTH STREET; THENCE NORTH $89^{\circ}03'46''$ WEST 261.58 FEET ALONG THE NORTH LINE OF SAID 1470 SOUTH STREET; THENCE NORTH $0^{\circ}48'46''$ WEST 61.00 FEET; THENCE NORTH $89^{\circ}02'33''$ EAST 16.48 FEET; THENCE NORTH $0^{\circ}48'46''$ WEST 99.72 FEET; THENCE SOUTH $89^{\circ}02'33''$ WEST 33.00 FEET; THENCE NORTH $01^{\circ}27'42''$ WEST 17.58 FEET; THENCE SOUTH $88^{\circ}32'18''$ WEST 8.44 FEET; THENCE NORTH $0^{\circ}58'28''$ WEST 36.63 FEET; THENCE NORTH $0^{\circ}56'13''$ EAST 279.68 FEET TO THE POINT OF BEGINNING.

LESS: A PARCEL OF LAND IN FEE TO THE CITY OF ST. GEORGE, BY WARRANTY DEED RECORDED JULY 7, 2010 AS ENTRY NO. 20100022323, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SW1/4SW1/4 OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AND THE WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD, WHICH POINT IS 4.80 FEET S. $0^{\circ}48'48''$ E. ALONG THE SECTION LINE AND 606.76 FEET, MORE OR LESS, N. $89^{\circ}12'12''$ E. FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31; AND RUNNING THENCE S. $89^{\circ}12'12''$ W. 79.18 FEET TO A POINT 31.84 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CONTROL LINE OF HILTON DRIVE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 108+58.25; THENCE S. $00^{\circ}47'45''$ E. 0.16 FEET; THENCE EASTERLY 53.51 FEET ALONG THE ARC OF A 76.00-FOOT RADIUS CURVE TO THE RIGHT, (CHORD BEARS S. $70^{\circ}27'34''$ E. 52.41 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 36.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 5.08 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S. $46^{\circ}14'52''$ E. 5.08 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 285.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.75 FEET ALONG THE ARC OF SAID CURVE, (CHORD BEARS S. $32^{\circ}12'30''$ E. 99.25 FEET) TO SAID WESTERLY HIGHWAY RIGHT OF WAY LINE OF THE EXISTING I-15 FRONTAGE ROAD; THENCE NORTHERLY 109.63 FEET ALONG THE ARC OF A 1,349.86-FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS N. $14^{\circ}09'40''$ W. 109.60 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAPS OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.
A.P.N. 86-5-2-31-3337