

When recorded Return to:  
Quinn A. Sperry  
MORRIS SPERRY  
7070 South Union Park Center, Suite 220  
Midvale, Utah 84047

12033871  
4/20/2015 3:58:00 PM \$12.00  
Book - 10316 Pg - 3547-3548  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MORRIS SPERRY  
BY: eCASH, DEPUTY - EF 2 P.

## UTAH CONDOMINIUM OWNERSHIP ACT APPOINTMENT/SUBSTITUTION OF TRUSTEE

Pursuant to the Utah Condominium Ownership Act, Utah Code Ann., Section 57-8-1 *et seq.* (1963) as amended and supplemented (the "Act"), and Utah Code Ann. Section 57-1-22 (1953) as amended and supplemented, **Vivante Homeowners Association, Inc.** (the "Association") hereby appoints Quinn A. Sperry, located at 7070 South Union Park Center, Suite 220, Midvale, Utah 84047, as trustee, and successor trustee if a prior trustee was appointed, under the Declaration of Condominium for Vivante, an Expandable Utah Condominium Project, as such has been amended and supplemented, recorded on October 15, 2001, as Entry No. 8029557; in Book 8511; at Page 2575 (the "Declaration"), in the Salt Lake County Recorder's Office. The Declaration and Lien affect the real property more particularly described as follows:

UNIT 6, BUILDING G, CONTAINED WITHIN VIVANTE PHASE 22, AN EXPANDABLE CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON AUGUST 28, 2003 IN SALT LAKE COUNTY, AS ENTRY NO. 8793645, IN BOOK 2003P, AT PAGE 263 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED IN SALT LAKE COUNTY, AS ENTRY NO. 8029557 IN BOOK 8511 AT PAGE 2575 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

Parcel No. 15-27-407-105 (the "property").

A notice of lien against the property was filed with the Salt Lake County Recorder on February 2, 2015, as Entry No. 11986266, in Book No. 10293, at Page 1644.

The parties to said Declaration and lien are **Carlos Miguel Zegarra** ("Owner") and the Association. The Association's lien arising from, and perfected by, the Declaration and the Act is treated as a deed of trust under which the Association is the beneficiary and the Owner is the trustor. The Declaration and the Act provide that liens for the nonpayment of assessments and other amounts owed to the Association may be enforced by sale by the Association's governing body, or its authorized agent, and that such sale may be conducted in accordance with the provision of the law applicable to the exercise of powers of sale or foreclosure in deeds of trust or mortgages or in any other manner permitted by law. In any foreclosure or sale, the Owner shall be required to pay all charges, interest and the costs and expenses of such proceedings including reasonable attorney fees.

**THIS LAW FIRM IS A DEBT COLLECTOR. THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED CAN AND WILL BE USED FOR THAT PURPOSE.**

Dated: 4-8-15

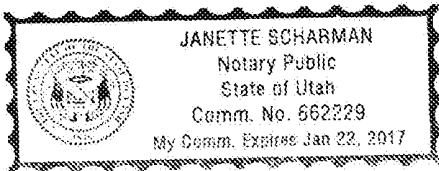
**Vivante Homeowners Association, Inc.**

By: W. Wayne Smith  
Wayne Smith, in capacity as the Association's  
authorized agent

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On 4-8-15, Wayne Smith personally appeared before me,  
subscribed and sworn and the signer of the foregoing instrument, who duly acknowledged to me  
that he executed the same.

Janette Scharman  
Notary Public



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