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2/8/2017 4:42:00 PM \$12.00
Book - 10528 Pg - 2631-2632
Gary W. Ott
Recorder, Salt Lake County, UT
HALLIDAY & WATKINS
BY: eCASH, DEPUTY - EF 2 P.

AFTER RECORDING RETURN TO:
Halliday, Watkins & Mann, P.C.
376 East 400 South, Suite 300
Salt Lake City, UT 84111

MAIL TAX NOTICE TO:
Mikhail Belenky
7471 South 2700 East
Salt Lake City, UT 84121

File Number: 47873

TAX #: 22-26-304-005

TRUSTEE'S DEED

This Deed is made by Armand J. Howell, as Successor Trustee and a member of the Utah State Bar, under the Trust Deed described below, in favor of Mikhail Belenky, 7471 South 2700 East, Salt Lake City, UT 84121, as Grantee.

WHEREAS, on July 10, 2006, Giovanni Favero, as Trustor, executed and delivered to Stewart T. Matheson, Attorney at Law, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender, its successors and assigns, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary and the Trust Deed having been recorded in the office of the Salt Lake County Recorder on July 11, 2006, as Entry No. 9779536, in Book 9320, at Page 6176-6186, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter; and

WHEREAS, Armand J. Howell, was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Salt Lake County, State of Utah, on August 31, 2016, as Entry No. 12355939, in Book 10471, at Page 2605; and

WHEREAS, Armand J. Howell, as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Salt Lake County, a Notice of Default containing an election to sell the trust property, which was recorded on August 19, 2016, as Entry No. 12346746, in Book 10466, at Page 2288; and that no later than ten days after the Notice of Default was filed for record, the Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustor, and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

WHEREAS, Armand J. Howell, as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute his Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as December 20, 2016, at 09:45 AM of said day, at in the Southeast portion of the Rotunda, at the East main entrance of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah, however this sale having been postponed by oral announcement to February 3, 2017 at 09:45 AM at the same location, and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County in which the trust property, or some part of it, is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks in the Intermountain Commercial Record, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date the sale is scheduled, and also published on

utahlegals.com, the website established by Utah's newspapers for legal notices, for not less than 30 days before the date the sale is scheduled; and that no later than 20 days before the date of the sale, the Trustee also mailed, by certified mail, a copy of the Notice of Sale to the Trustor and to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and

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

WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$275,100.00 paid in cash in lawful money of the United States of America.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Salt Lake County, State of Utah, described as follows:

Lot 7, CHERRY HILLS SUBDIVISION NO. 1, according to the Official Plat thereof, recorded in Book Y of Plats at Page 30, records of Salt Lake County, Utah. TAX #: 22-26-304-005

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

DATED: 10.09.2017.

Armand J. Howell
Successor Trustee

State of Utah)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 10th day of August, 2017, by
ARMAND J. HOWELL, the Successor Trustee.

Heidi Michelle Rice
Notary Public

