

**Tax Serial Number:**  
51-238-0034

ENT 125572 : 2022 PG 1 of 2  
**Andrea Allen**  
**Utah County Recorder**  
2022 Dec 16 04:07 PM FEE 40.00 BY AR  
RECORDED FOR Pinnacle Title  
ELECTRONICALLY RECORDED

**RECORDATION REQUESTED BY:**

Capital Community Bank  
Salem Office  
549 N State Rd 198  
Salem, UT 84653

**WHEN RECORDED MAIL TO:**

Capital Community Bank  
Salem Office  
549 N State Rd 198  
Salem, UT 84653

**FOR RECORDER'S USE ONLY**

**REQUEST FOR NOTICE**

**Request is hereby made that a copy be sent to Capital Community Bank of any Notice of Default and a copy of any Notice of Sale under the Deed of Trust recorded as**

**No:** 40587:2020

**Recorded on:** March 30, 2022

**Book:** \_\_\_\_\_

**Page:** \_\_\_\_\_

**Official Records:** Utah County, State of Utah, and describing land therein as:

**Legal Description:**

Lot 17, Plat "B", THE RANCH AT WESTFIELD PARK SUBDIVISION, according to the official plat thereof, as recorded in the office of the Utah County Recorder, Utah County, State of Utah. Less and Excepting therefrom the following: Commencing at the Northwest corner of Lot 18, Plat "B", The Ranch at Westfield Park Subdivision according to the official plat thereof filed on July 5, 1994 as Entry No. 55073, Utah County Recorder's Office, said point being 490.74 feet North 00.01'35" East and 180.89 feet East of the East Quarter Corner of Section 26, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 43.53'38" West 360.08 feet; thence North 40.04'42" East 352.19 feet; thence 25.00 feet along a 227.00 foot radius curve to the left (chord bearing South 66.24'35" East 24.99 feet) to the point of beginning.

**Address:** The Real Property or its address is commonly known as 769 West Ranch Circle, Alpine, UT 84004. The Real Property tax identification number is 51-238-0034.

**Trustors:** Brian Kunz, a married man

**Beneficiary:** JPMorgan Chase Bank, NA

**Trustee:** JPMorgan Chase Bank, NA

**Mail Notices to:** Capital Community Bank, Salem Office, 549 N State Rd 198, Salem ,UT 84653

**Dated:** March 9, 2022

**LENDER:**

CAPITAL COMMUNITY BANK  
X Jeff Wright  
Jeff Wright, Vice President

**LENDER ACKNOWLEDGMENT**

STATE OF Utah

COUNTY OF utah) SS  
)

On this 12 day of December, 20 22, before me, the undersigned Notary Public, personally appeared **Jeff Wright** and known to me to be the **Vice President**, authorized agent for **Capital Community Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Capital Community Bank**, duly authorized by **Capital Community Bank** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **Capital Community Bank**.

By M. Kenna GutierrezNotary Public in and for the State  
of salemResiding at salemMy commission  
expires 2-16-2026