

When Recorded Return to:
Christopher G. Jessop, Successor Trustee
TERRY JESSOP & BITNER
311 South State Street, Suite 450
Salt Lake City, Utah 84111

TRUSTEE'S DEED

Christopher G. Jessop, Successor Trustee, 311 South State Street, Suite 450, Salt Lake City, Utah ("Trustee"), hereby grants and conveys to Tycor Management LLC ("Grantee"), 780 Dutch Farms Ct., Midway, Utah 84049, without any covenant or warranty, express or implied, all of the real property situated in Utah County, State of Utah, more particularly described as follows:

A portion of Lot 1, Plat "B", Spring Meadow Ranches, a Residential Subdivision, according to the official plat thereof on file and of record in the Utah County recorder's Office, also described as follows:

Commencing at a point located South 89°51'15" West along the Section line 755.97 feet and North 124.52 feet from the South Quarter Corner of Section 7, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 88°54'50" West 72.22 feet; thence North 00°29'34" West 326.40 feet; thence South 88°41'37" West 21.73 feet; thence North 01°18'23" West 26.32 feet; thence along a non-tangent 61.0 foot radius curve to the left 79.42 feet (chord bears North 63°22'11" East 73.92 feet); thence South 48°49'38" East 37.39 feet; thence South 00°29'34" East 362.11 feet to the point of beginning.

Tax ID No. 66-385-0005

This conveyance is made pursuant to the powers conferred on Trustee by that Deed of Trust and Assignment of Rents ("Trust Deed") dated the 31st day of December, 2019, and recorded on December 31, 2019, as Entry No. 139834:2019 in the Utah County Recorder's Office, State of Utah, between R. Curtis Payne and Leslie Payne, husband and wife as joint tenants as trustor, to First American Title Insurance Company as trustee and Tycor Management LLC as beneficiary, wherein the trustor granted and conveyed to trustee and its successors, on the trusts therein expressed, the property herein described to secure, among other obligations, payment of the obligations due and owing under that certain Promissory Note ("Note"), according to the terms thereof, and other sums of money advanced with interest thereon; and after the fulfillment of the following conditions this conveyance is made:

1. Tycor Management LLC appointed Christopher G. Jessop as successor trustee by a Substitution of Trustee which was duly recorded on April 27, 2020, as Entry No. 55613:2020 of the Official Records of the Utah County Recorder.

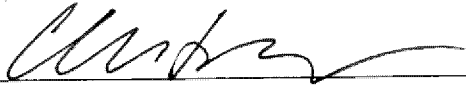
2. Breach and default were made under the terms of the Trust Deed and Note in the particulars set forth in the notice of default hereinafter referred to, which default continued until the time of sale.

3. The Trustee executed a written Notice of Default, which was duly recorded on April 22, 2020, as Entry No. 53250:2020 of the Official Records.

4. The Trustee, in consequence of the declaration of default, election, and demand for sale and lapse of three months after the recordation of the notice of default, and in compliance with the terms of the Trust Deed and Utah law, executed his notice of trustee's sale, stating that he, as Trustee, by virtue of the authority invested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property hereinbefore described, and affixing the time and place of sale as December 19, 2022, at 11:00 a.m., at the Utah County Courthouse, Utah. Trustee caused copies of such notice to be posted, at least 20 days before the date of sale (1) in a conspicuous place on the on the property and (2) at the office of the Utah County Recorder. Trustee caused a copy of such notice to be published three times, once a week, for three consecutive weeks before the sale in the Lehi Free Press, a newspaper of general circulation within Utah County, the first date of such publication being November 17, 2022, and the last date of such publication being December 1, 2022. Notice was also published on www.utahlegals.com, a website established by the collective efforts of Utah's newspapers, for at least 30 days before the sale date.

5. All applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to acts to be performed and notices to be given. This compliance includes, without limitation, the timely mailing of the notice of default and notice of sale to all parties who requested such notice. The Trustee, at the time and place of sale fixed as aforesaid, then and there sold, at public auction to Grantee, who was the highest bidder therefor, the property hereinbefore described, for the sum of One Hundred Fifty-Five Thousand Dollars (\$155,000.00), by crediting the purchase price against the outstanding balance due and owing on the Note secured by the Trust Deed, in full accordance with the laws of the State of Utah and with the terms of the Trust Deed.

DATED this 20 day of December, 2022.



Christopher G. Jessop, Attorney
Successor Trustee

STATE OF UTAH
§
County of Salt Lake

The foregoing instrument was duly acknowledged before me this 20 day of December, 2022, by Christopher G. Jessop, Successor Trustee.



Sandra Brooke Mavor
Notary Public

