

When recorded return to:
Gunlock Capital LLC
5396 W. 2400 S.
W.V.C., Utah 84120

File No. 7510
Order No. SL45894T
Parcel No. Parcel No. 08-35-405-019

TRUSTEE'S DEED

This Deed is made and executed by David B. Boyce, PLLC, as Trustee, (hereinafter called "Trustee") under the hereinafter referenced Deed of Trust, in favor of Gunlock Capital LLC, a Utah Limited Liability Company, (herein called "Grantee") located at 5396 W. 2400 S., West Valley City, Utah 84120;

WHEREAS, TRUMAN MARKETING, LLC, a Utah Limited Liability Company, as Trustor, (hereinafter called "Trustor") executed and delivered to the Trustee named in the hereinafter mentioned Deed of Trust, for the benefit of the Beneficiary named therein, a certain Trust Deed, covering property described below, to secure the performance of obligations under a certain Promissory Note, executed and delivered to said Beneficiary for a valid and sufficient consideration. Said Deed of Trust was recorded in the office of the Salt Lake County Recorder, State of Utah, where the subject property is located, on February 2, 2018 as Entry 12709482; and

WHEREAS, a breach and default occurred under the terms of said Promissory Note and Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to; and

WHEREAS, Trustee under said Deed of Trust, executed and thereafter filed for record in the office of the County Recorder where the property is located, a Notice of Default, in accordance with the requirements of law, containing an election to sell the trust property, which Notice of Default was recorded October 4, 2021, and not later than 10 days after recordation of such Notice of Default, said Trustee or Beneficiary, did mail, by certified or registered mail, with postage prepaid, a copy of said Notice of Default with the recording date shown thereon, addressed to the Trustor and each person whose name and address are set forth in a request therefore, which had been recorded prior to the filing for record of the Notice of Default, directed to the address designated in said request; and did mail to any other parties of interest as required by law (as of the date the Notice of Default recorded, the property was owned by Trustor according to record); and

WHEREAS, a period of not less than three months did elapse after the filing and giving of said Notice of Default as herein set forth, and said default not being cured and said Trust Deed not being reinstated; and

WHEREAS, Trustee in consequence thereof and in accordance with said Deed of Trust, did execute a Notice of Trustee's Sale, stating that by virtue of the authority vested in Trustee, Trustee would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described, and fixing the time and place of said sale as February 1, 2022 at 10:30 a.m. of said day, in the Southeast area of the rotunda inside the main entrance of the Scott M. Matheson Courthouse, located at 450 S. State Street, S.L.C., Utah, and said Trustee did order said Notice of Trustee's Sale to be published for 30 days on UtahLegals.com and once a week for three consecutive weeks before the date of sale therein fixed, in the Deseret News, a newspaper having general circulation in the county in which the property to be sold is situated; the first publication being on January 7, 2022 and the last publication thereof being at least 10 days but not more than 30 days prior to the day of sale; and said Trustee did cause copies of said Notice of Trustee's Sale to be posted at least 20 days before the date of sale therein fixed, in a conspicuous place on the property to be sold and at the office of the County Recorder of the county in which the property to be sold is situated; and said Trustee did cause copies of said Notice of Trustee's Sale to be mailed, at least 20 days before the date of sale, by certified or registered mail, return receipt requested, postage prepaid, addressed to the Trustor and to each person whose name and address are set forth in a request, which had been recorded prior to the filing for record of the Notice of Default, directed to the address designated in said request, and did mail to any other known parties of interest as required by law; and

WHEREAS, all applicable statutory provisions and all provisions of said Deed of Trust have been complied with by the Trustee as to acts to be performed and notices to be given, and

WHEREAS, at the time and place of sale, Trustee did then and there cause the property hereinafter described to be sold at public auction to the above-named Grantee, being the highest bidder therefore, for the sum of One Hundred and Fifty Thousand Dollars (\$150,000.00).

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in Trustee, does, by these presents, grant and convey unto Grantee but without any covenant or warranty, express or implied, including but not limited to any covenant or warranty as to title, possession, encumbrances, or as to the redemption right of the Internal Revenue Service, if any, or as to the avoidance powers of the Bankruptcy Reform Act or as to the effects of any bankruptcy petition filed before or after the Trustee's Sale, all of that certain real property situated in Salt Lake County, State of Utah, together with, and subject

to, any applicable improvements, fixtures, easements, appurtenances, taxes, assessments, conditions, covenants, restrictions, reservations or other enforceable rights and obligations, and described as follows:

Parcel 1: Beginning at a point 15 rods West and 2 rods North of the Southeast corner of Lot 7, Block 70, Plat "C", Salt Lake City Survey, and running thence West 40 feet; thence North 148.5 feet; thence East 40 feet; thence South 148.5 feet to the place of Beginning.

Parcel 1-A: A non-exclusive easement for ingress and egress purposes, appurtenant to Parcel 1, over the following described area: Commencing at the Southwest corner of Lot 4, in said Block 70, and running thence North 2 rods; thence East 25 rods; thence South 2 rods; thence West 199.7 feet; thence South 2 rods; thence West 212.8 feet; thence North 2 rods, to the place of Beginning.

IN WITNESS WHEREOF, Brad D. Boyce, a member of the Utah State Bar, in his capacity as an authorized agent for Trustee, has caused his signature to be hereto affixed February 3, 2022.

David B. Boyce, PLLC, Trustee

Brad D. Boyce

By: Brad D. Boyce, Attorney

STATE OF UTAH)
 :SS.
County of Utah)

On February 3, 2022 Brad D. Boyce, signer of the within instrument, personally appeared before me and duly acknowledged to me that he executed the same as an authorized agent for the law firm of David B. Boyce, PLLC, Trustee.

Witness my hand and official seal.

Summermauloa Doyle
NOTARY PUBLIC

