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

MAIL TAX NOTICE TO: J Martell Bodell II 59 West 9000 South Sandy, UT 84070

File Number: UT12189

TAX #: 14-29-109-003

14027372 B: 11378 P: 2289 Total Pages: 2 10/07/2022 04:11 PM By: CSelman Fees: \$40.00 Rashelle Hobbs, Recorder, Salt Lake County, Utah Return To: HALLIDAY, WATKINS & MANN, P.C. 376 EAST 400 SOUTH, SUITE 300SALT LAKE CITY, UT 84111

TRUSTEE'S DEED

This Deed is made by the law firm of Halliday, Watkins & Mann, P.C., Successor Trustee, under the Trust Deed described below, in favor of J Martell Bodell II, 59 West 9000 South, Sandy, UT 84070, as Grantee.

WHEREAS, on March 2, 2007, Brian Kraft, as Trustor, executed and delivered to Stewart T Matheson, Attny at Law, as Trustee, for the benefit of Mortgage Electronic Registration Systems, Inc., as Beneficiary, 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 April 19, 2007, as Entry No. 10072264, in Book 9452, at Page 4292-4307, 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, Halliday, Watkins & Mann, P.C., 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 12, 2022, as Entry No. 13999774, in Book 11364, at Page 505; and

WHEREAS, Halliday, Watkins & Mann, P.C., 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 April 18, 2022, as Entry No. 13934712, in Book 11329, at Page 7315; 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, Halliday, Watkins & Mann, P.C., 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 October 3, 2022, 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, 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 Utah Legal Publishing, 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 \$240,000.00 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:

Lots 19 & 20, Block 5, REYNOLDS SUBDIVISION, according to the Official Plat thereof, on file in the office of the Salt Lake County Recorder. TAX #: 14-29-109-003

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

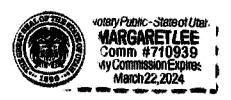
DATED: Other 7, 2022.

HALLIDAY, WATKINS & MANN, P.C.:

Name: Howald Attorney and authorized agent of the law firm of Halliday, Watkins & Mann, P.C.

Successor Trustee

State of Ut	ah)					
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County of)			_		
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_ T	he foregoing	instrument w	was acknowledg	ged before me thi	s <i>UCT</i> .		_, 2022, by
Arma,	ad J. Ho	well	as an attorney	and authorized	agent of the	law firm	of Halliday
Watkins &	Mann, P.C., t	he Successor	r Trustee.				



Margaret Reconstruction