

After Recording Return To:
 Lundberg & Associates PC
 8851 South Sandy Parkway, Suite 200
 Sandy, UT 84070
 (801) 263-3400

14076490 B: 11403 P: 2983 Total Pages: 2
02/28/2023 11:06 AM By: CSelman Fees: \$40.00
 Rashelle Hobbs, Recorder, Salt Lake County, Utah
 Return To: LUNDBERG & ASSOCIATES, PC.
 8851 S SANDY PKWY STE 200 SANDY, UT 840706464

Case No. 23.84881.1\LB

BL

Parcel ID #: 16-27-327-047

(Space above for County Recorder's use)

NOTICE OF DEFAULT AND ELECTION TO SELL

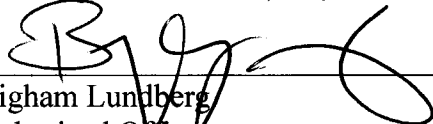
Blue Moon LLC, as trustor, executed a trust deed dated June 14, 2021 to secure the performance of promissory note obligations. The trust deed was filed for record on June 15, 2021, with recorder's entry No. 13691901, in Book 11191 at Page 2201, Salt Lake County, Utah, and covers the following real property:

See Exhibit "A"

A breach of an obligation for which the trust property was conveyed as security has occurred. The promissory note matured June 13, 2022. Under the provisions of the promissory note and trust deed, the unpaid principal balance is accelerated and now due, together with accruing interest, late charges, costs and trustees' and attorneys' fees. Accordingly, the trustee has elected to sell the property described in the trust deed.

DATED: February 28, 2023

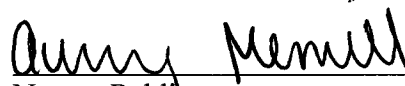
Lundberg & Associates, PC, Trustee



 Brigham Lundberg
 Authorized Officer
 8851 South Sandy Parkway, Suite 200
 Sandy, UT 84070
 Office Hours: 8:00 a.m. – 5:00 p.m.
 (801) 263-3400

State of Utah)
 : ss.
 County of Salt Lake)

On this 28th day of February, 2023, before me, Avery Merrill, a notary public, personally appeared Brigham Lundberg, an authorized officer of Lundberg & Associates, PC, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged that he executed the same.



 Notary Public

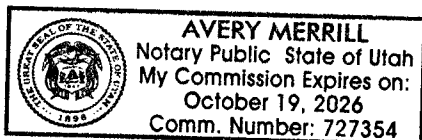


Exhibit "A"

Commencing at a point 452.98 feet South from the Northeast corner of the Southwest Quarter of Section 27, Township 1 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 60.5 feet; thence West 176.9 feet; thence North 60.5 feet; thence East 176.9 feet to the point of beginning.

Together with all buildings, fixtures and improvements thereon and together with all present and future easements and rights used in connection with the real property or as a means of access to the property (the "Land"), and together with all right, title and interest that Trustor now has or may hereafter acquire in (collectively, the "Property"):

- (1) all income, rents, royalties, revenue, issues, profits, proceeds and other benefits from any and all of the Land;
- (2) all deposits made with or other security given to utility companies by Trustor with respect to the Land, and all advance payments of insurance premiums made by Trustor with respect thereto and all claims or demands relating to such deposits, other security and/or such insurance;
- (3) all fixtures now or hereafter affixed to the Land, including all buildings, structures, equipment and improvements of every kind and description now or hereafter erected or placed thereon and all replacements, repairs, additions, accessions or substitutions or proceeds thereto or therefore;
- (4) all damages, royalties and revenues of every kind, nature and description that Trustor may be entitled to receive from any person or entity owing or having or hereafter acquiring a right to the oil, gas or mineral rights and reservations of the Land, with the right in Beneficiary to receive and receipt therefore and to apply the same to the indebtedness secured hereby;
- (5) all proceeds and claims arising on account of any damage to or taking of the Property or any portion of the Land, and all causes of action and recoveries for any loss to or diminutions in the value of the Land;
- (6) all licenses (including, but not limited to, any operating licenses or similar licenses), contracts, management contracts or agreements, franchise agreements, permits, authorities or certificates required or used in connection with the ownership of, or the operation or maintenance of the Land;
- (7) all governmental permits relating to construction, all names under or by which the Land may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and all trademarks, trade names, patents pending and goodwill; and
- (8) all water, water rights, water shares, irrigation and/or ditch rights, whether appurtenant to or merely used in connection with the Land and all stock in, membership, ownership or other interests in, or rights to service from, any water or irrigation companies that provide service to the Land.

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