

When recorded, return to:

Gregory S. Moesinger
Kirton McConkie
36 South State Street, Suite 1900
Salt Lake City, Utah 84111
gmoesinger@kmclaw.com

Grantee's address for tax notices:

AMF Holdings, LLC
230 W. Towne Ridge Parkway, Ste. 520
P.O. Box 708755
Sandy, Utah 84070

Tax Parcel Number: 16-20-152-008

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made by Gregory S. Moesinger, as Successor Trustee under the hereinafter identified and defined Trust Deed, in favor of AMF Holdings, LLC, a Utah limited liability company (the "Grantee").

WHEREAS, on or about February 9, 2022, Cup Holdings, LLC, a Delaware limited liability company, as Trustor, executed and delivered to Taylor Title, LLC, as Trustee, for the benefit of AMF Holdings, LLC, a Utah limited liability company, as Beneficiary, a certain Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filing (the "Trust Deed"), to secure the original indebtedness of said Trustor in the original principal sum of \$445,000. The Trust Deed was recorded on February 10, 2022, as Entry No. 13888754, Book 11304, Page 6446, et seq., in the office of the County Recorder of Salt Lake County, State of Utah; and

WHEREAS, Gregory S. Moesinger, an attorney and active member of the Utah State Bar with an office at Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, Utah 84111, was duly appointed as Successor Trustee under the Trust Deed by a Substitution of Trustee dated January 10, 2023. The Substitution of Trustee was recorded on March 7, 2023, as Entry No. 14079533, Book 11405, Page 211, et seq., in the official records of the Salt Lake County Recorder; and

WHEREAS, the Trustor defaulted and breached a certain Secured Promissory Note (the "Note") in favor of the Beneficiary, dated February 9, 2022, which Note was secured by the Trust Deed; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, executed and thereafter recorded with the Salt Lake County Recorder a written Notice of Default and Election to Sell (the “Notice of Default”) containing an election to sell the trust property, which Notice of Default was recorded on March 7, 2023, as Entry No. 14079635, Book 11405, Page 780, et seq., in the official records of the Salt Lake County Recorder. Copies of all statutorily required documents and correspondence were sent within ten (10) days of such filing for record to the Trustor and to any other persons having requested the same in accordance with the provisions of applicable statute; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute a Notice of Trustee’s Sale (“Notice of Sale”) stating that he, as Successor Trustee, by virtue of the authority in him vested, 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 defined, and fixing the time and place of said sale as at the main entrance of the Third Judicial District Court in and for Salt Lake County, State of Utah, Matheson Courthouse, located at 450 South State Street, Salt Lake City, Utah, 84111, on Friday, July 28, 2023, at 11:00 a.m., and did cause copies of said Notice of Sale to be posted for not fewer than twenty (20) days before the date of the sale therein fixed, in a conspicuous place on the Property to be sold and also at the office of the county recorder of said county; and said Successor Trustee did cause a copy of said Notice of Sale to be published once a week for three (3) consecutive weeks before the date of sale therein fixed in the Deseret News newspaper, having a general circulation in the county in which said Property is situated, the first date of such publication being June 23, 2023, and on June 30, 2023, and on July 7, 2023, and the last on July 14, 2023; and

WHEREAS, the Trustee’s contact information, current as of the time sent, was sent with the copies of the Notice of Default and Notice of Sale in compliance with all applicable statutes; and

WHEREAS, all applicable statutory provisions of the State of Utah, including specifically, but without limitation, Utah Code §§ 57-1-19 through 57-1-36 and § 45-1-101, and all of the provisions of said Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to Grantee, being the highest bidder therefor, the Property described for the credit bid sum of \$490,000.00.

NOW, THEREFORE, Gregory S. Moesinger, Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee AMF Holdings, LLC, the receipt whereof is hereby acknowledged, and by virtue of the authority in him vested by said Trust Deed, does by these presents GRANT AND CONVEY unto Grantee AMF Holdings, LLC,

a Utah limited liability company, 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:

Lot 15, and the South half of Lot 16, Block 4, Forest Dale, a Subdivision of Lots 6, 7 and 12 and part of Lots 5 and 13, Block 44, and Lot 13 and a part of Lot 14, Block 43, Plat "A", Big Field Survey,

TAX PARCEL NO. 16-20-152-008,

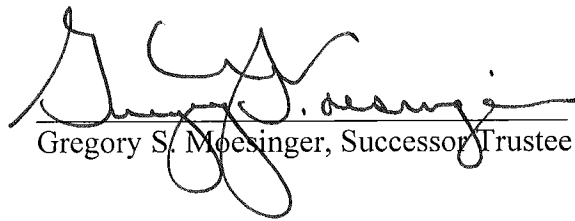
(the "Property").

The Property is also known by the street address of:

2295 South 700 East, Salt Lake City, Utah 84111.

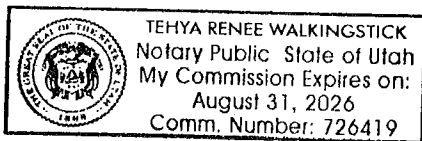
As provided by Utah Code § 57-1-28(3), this Trustee's Deed shall be considered effective and relate back to the date and time of the sale described above.


DATED this 28th day of July, 2023.


Gregory S. Moesinger, Successor Trustee

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing Trustee's Deed was acknowledged before me this 28th day of July 2023, by Gregory S. Moesinger, in his capacity as Successor Trustee under the Trust Deed described herein.




Notary Public

25069-0046/4874-5785-0227
AMF #3793
2295 S 700 E
Salt Lake City, UT 84111