

WHEN RECORDED, RETURN TO:

Russell A. Nevers, Esq.
FREEMAN LOVELL, PLLC
4568 S Highland Dr, Suite 290
Salt Lake City, Utah 84117

TRUSTEE'S DEED UPON SALE

THIS INDENTURE, made this 17th day of April 2024, between **Russell A. Nevers, Esq., Trustee** (hereinafter referred to as "Trustee"), and **Indicate Capital Fund I, LLC**, whose legal address is 2828 N Speer Blvd, Suite 210, Denver, Colorado 80211 (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Ranches at Rose Canyon, LLC ("Grantor") did by Trust Deed dated October 12, 2021, and recorded in the official records of Salt Lake County, State of Utah, on October 13, 2021, as Entry No. 13797894 (the "Trust Deed"), did grant and convey to Grantee under the Trust Deed, upon the trusts therein expressed, that certain real property situated in Salt Lake County, State of Utah, as later described in this Trustee's Deed Upon Sale (the "Property"), to secure, among other obligations, payment of that certain Promissory Note dated October 12, 2021 (the "Note"), according to the terms thereof, together with other sums of money advanced and interest thereon; and

WHEREAS, breach and default were made under the terms of the Trust Deed in the particulars set forth in the Notice of Default, as hereinafter described, to which reference is hereby made; and

WHEREAS, Russell A. Nevers, a member of the Utah State Bar, was appointed Trustee under the Trust Deed; and

WHEREAS, the original beneficiary, Indicate Capital Fund I, LLC, or holder of the Note, did make a declaration of default and demand for sale upon Trustee with regard to the Trust Deed, and did thereafter cause to be executed a Notice of Default and election to cause Trustee to sell the Property to satisfy the obligations secured by the Trust Deed, which Notice of Default was duly recorded as Entry No. 14175611, in the records of Salt Lake County, State of Utah; and

WHEREAS, Trustee in consequence of said declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, did execute a Notice of Trustee's Sale stating that he, as such Trustee, by virtue of the authority in him vested, would sell the Property at auction to the highest bidder, fixing the time and place of sale as, April 10, 2024, at the hour of 12:00 p.m., at the main entrance of the Third Judicial District Court in and for Salt Lake County, located at 450 S State Street, Salt Lake City, Utah; and did cause copies of such Notice of Trustee's Sale to be posted on the Property and in the Salt Lake County Recorder's office for not less than twenty (20) days before the date of sale therein fixed, as provided for under Utah Code Ann. § 57-1-25; and did cause copies of such Notice of Trustee's Sale to be published for three (3) consecutive weeks in a newspaper having a general circulation in the County in which said real property is situated, the last publication date being more than ten (10) days, but not more than thirty (30) days prior to such date of sale; and

WHEREAS, copies of the recorded Notice of Default and the Notice of Trustee's Sale were mailed, in accordance with Utah Code Ann. § 57-1-26, to all those parties entitled to special notice as provided for in § 57-1-26 and to the United States Internal Revenue Service as required by federal law; 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 acts to be performed and notices to be given;

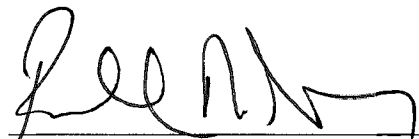
WHEREAS, on April 10, 2024, Trustee, did appear at the place of sale fixed, and did announce that the sale had been postponed to April 17, 2024, at the hour of 12:00 p.m., at the main entrance of the Third Judicial District Court in and for Salt Lake County, located at 450 S State Street, Salt Lake City, Utah; and

WHEREAS, on April 17, 2024, Trustee, did appear and sell the Property at public auction to Grantee pursuant to a credit bid in the amount of \$2,472,841.65, which amount represents the amount of principal, interest, and fees owed by Grantor under the Note;

NOW, THEREFORE, Trustee, in consideration of the premises recited and of the credit bid made by Grantee, and by virtue of the authority vested in Trustee by the Trust Deed, does, by these present, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all of that certain real property situated in Salt Lake County, State of Utah, and more particularly described as follows:

Legal Description: See Exhibit A attached hereto
Property: 14423 South Rose Canyon Road, Herriman, Utah 84096
Tax Parcel No.: 32-09-200-012

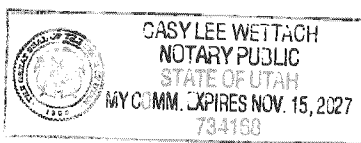
Dated this 17th day of April 2024.



Russell A. Nevers, Esq.
Trustee

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing Trustee's Deed Upon Sale was executed and acknowledged before me this 17th day of April 2024, by Russell A. Nevers, Esq., as Trustee.





Notary Public

Notary No. 734168
Expires Nov. 15, 2027

EXHIBIT A

Description of Property:

LOT 53, PROPOSED PLAT OF HI-COUNTRY ESTATES PHASE II, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 1915.48 FEET AND WEST 372.41 FEET FROM THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND THENCE RUNNING NORTH 80°35'16" WEST 1004.86 FEET TO A POINT ON A 540.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS NORTH 80°35'16" WEST); THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 121.33 FEET (DELTA ANGLE = 12°52'23"); THENCE NORTH 3°27'39" WEST 259.71 FEET; THENCE NORTH 89°58'12" EAST 1001.41 FEET; THENCE SOUTH 0°04'20" WEST 545.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A PERPETUAL EASEMENT AND RIGHT OF WAY OVER AND ACROSS THE FOLLOWING DESCRIBED ROAD, A THROUGH H BOTH INCLUSIVE, AND J THROUGH M, BOTH INCLUSIVE, AND MORE FULLY DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 3590, PAGE 26.

Also Known As:

14423 South Rose Canyon Road
Herriman, UT 84096