

When recorded mail to:  
3321 S 2000 W. Limited Partnership  
3321 S. 2000 W.  
WEST VALLEY CITY, UT 84119

14379507 B: 11538 P: 4845 Total Pages: 2  
05/02/2025 01:12 PM By: tpham Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: 3321 S 2000 W LIMITED PARTNERSHIP  
3321 S 2000 W WEST VALLEY CITY, UT 84119



T.S. # 127803-UT  
A.P.N.: 15-27-353-002-0000

SPACE ABOVE LINE FOR RECORDER'S USE

## TRUSTEE'S DEED

THIS DEED, made by ORANGE TITLE INSURANCE AGENCY, INC., as Trustee under the hereinafter described Trust Deed, in favor of 3321 S 2000 W. Limited Partnership, as Grantee

WHEREAS, on 3/4/2021, THEODORE W. BOSS, A SINGLE MAN, as Trustor, executed and delivered to METRO NATIONAL TITLE, as Trustee, for the benefit of CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA PEOPLES HOME LENDING, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of his obligations under a Promissory Note executed and delivered for a valid consideration to CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA PEOPLES HOME LENDING on or about 3/4/2021. The Trust Deed was recorded in the office of the Recorder of Salt Lake County, State of Utah, on 3/9/2021, as Instrument No. 13590592 in Book 11132 Page 5376-5393 and covered the property described below; and

WHEREAS, a breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default referred to below; and,

WHEREAS, ORANGE TITLE INSURANCE AGENCY, INC., executed and filed for record in the Office of the County Recorder of Salt Lake County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on 11/13/2024, as Entry No. 14313289 in Book 11532, at Page 2706; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed executed his Notice of Trustee Sale stating that he would sell at public auction to the highest bidder the property therein and hereafter described, and fixing the time and place of said sale as 4/28/2025, at 10:00 AM of said day, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold; and said successor Trustee did cause a copy of notice to be published once a week for three consecutive weeks before the date of sale in the Salt Lake - Intermountain Commercial Record, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being 3/26/2025 and the last date being 4/9/2025; and

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

WHEREAS, the successor Trustee did, at the time and place of sale, then and there sell, at public auction to Grantee above named, being the highest bidder thereof, the property described, for the sum of \$321,000.00

NOW, THEREFORE, successor 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 in him, by said Trust Deed, GRANT AND CONVEY unto Grantee above named, but without any covenant or warranty, expressed or implied, all that certain property situated in Salt Lake County, State of Utah, described as follows:

LOT 214, GRANGER PARK SUBDIVISION NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

Date:

MAY 01 2025

ORANGE TITLE INSURANCE AGENCY, INC.



Monica Chavez

, Authorized Agent

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)  
County of San Diego)

On MAY 01 2025 before me, Jennifer De La Merced, a Notary Public, personally appeared Monica Chavez who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



