

When recorded mail to:

Eagle Capital Group, L.C.  
1454 Winderbrook Way  
Salt Lake City, Utah 84124

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## TRUSTEE'S DEED

T.S. No. Woods 1

APN: 22-05-251-052  
22-05-251-053

K. BRADLEY CARR, Successor Trustee under a Deed of Trust executed by FAR SIDE CONSTRUCTION, INC. as Trustor(s), to secure certain obligations in favor of MARION D. WOODS self-directed 401k is named as Beneficiary, and filed for record on April 21, 2015, as Entry No. 12034248 in Book 10316, at Pages 5257-5262 of the Official Records of SALT LAKE County, State of Utah, after the recording of a Notice of Default on June 16, 2025, as Entry No.14398244 in Book 11579, at Page 2451

of the official records of said County; and a copy of such Notice of Default with the date of recordation shown thereon having been mailed by Certified Mail, postage prepaid within ten (10) days after recordation, to each person entitled to receive a copy of said Notice; and three (3) months having thereafter lapsed, and then the Trustee having given written notice of the time and place of the Trustee's Sale, particularly describing the property to be sold, by publication of such Notice at least three (3) times, once a week for three (3) weeks consecutive weeks, the last publication having been at least ten (10) days but not more than thirty (30) days prior to the sale, in a newspaper having general circulation in the County in which the property is situated, and by posting such Notice at least twenty (20) days before the date of sale in a conspicuous place on the property to be sold, and also at the office of the County Recorders in which the property is situated; and the Trustee, having mailed a copy of said written Notice by Certified Mail, postage prepaid, at least twenty (20) days before the date of sale to those persons entitled thereto;

and the sale, having been held on October 20, 2025, at 8:45 a.m. at the time and place designated in the Notice of Sale, which was held between 8:00 a.m. and 5:00 p.m., at the Courthouse of the County in which the property is situated; and the property having been sold by the Trustee at public auction to the highest bidder for \$591,999.80 and the price bid therefore having been received by the Trustee; and the Trustee hereby conveys to EAGLE CAPITAL GROUP, L.C. as Grantee, whose address is:

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for valuable consideration, all of the Trustee's right, title interest and claim of the Trustor and his successors-in-interest and of all persons claiming by, through or under them, in and to the within described property, including all such right, title, interest and claim in and to such property acquired by the Trustor or his successors-in-interest subsequent to the execution of the Trust Deed. Said property is described more particularly, to-wit:

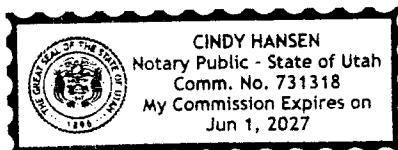
PLEASE SEE ATTACHED EXHIBIT "A"

DATED: October 20, 2025

K. BRADLEY CARR, TRUSTEE

STATE OF UTAH )  
: ss.  
SALT LAKE COUNTY )

The foregoing instrument was acknowledged before me this 30 day of October 2025 by K. BRADLEY CARR in his authorized capacity.



Cindy Hanner  
NOTARY PUBLIC

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1 and Lot 2, TERASTVADSADRIAN SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder, Salt Lake County, State of Utah.

Lot 1 Tax Parcel No.: 22-05-251-052  
Lot 2 Tax Parcel No.: 22-05-251-053

**Parcel A:**

TOGETHER WITH and SUBJECT TO a 16 foot, 17 foot, and 20 foot variable width private access and private utilities easement as shown along the Northerly portion of the Subdivision for the perpetual use by the owners of Lots 1, 2, and 3 for private utilities and as a means for private ingress and egress, recorded June 13, 2006, as Entry No. 9751068, in Book 2006P of Plats, at Page 163, of official records.