

**WHEN RECORDED RETURN TO,
AND MAIL TAX NOTICES TO:**

SABA55 LLC
c/o Ayyoob Abbaszede
1916 South 1600 East
Salt Lake City, UT 84105

Tax Parcel Nos: 01-066-0-0006; 01-112-0-0011; 01-112-0-0012

(Above Space for Recorder's Use Only)

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 15th day of August 2023, Michael R. Johnson ("Grantor"), as successor trustee under the Trust Deed hereinafter described, grants and conveys to SABA55, LLC, a Utah limited liability company with a mailing address of 1916 South 1600 East, Salt Lake City, Utah 84105 ("Grantee"), WITHOUT any covenant or warranty, express or implied, all of the real property situated in Tooele County, State of Utah, described as follows:

See EXHIBIT A LEGAL DESCRIPTION attached hereto.

Grantor makes this transfer and conveyance pursuant to the powers conferred upon him by that certain *Deed of Trust with Assignment of Leases and Rents*, dated September 30, 2011, executed by Apple Street One Twenty, LLC, as Trustor, in which SABA55, LLC is named beneficiary (hereinafter "**Beneficiary**"), and Michael T. Moss was named as the original trustee, which was filed for record on October 6, 2011, as Entry No. 360987, in the official records of the Tooele County Recorder, Tooele County, Utah (hereinafter the "**Trust Deed**"). The real property described in Exhibit A was so conveyed pursuant to the said Trust Deed to secure, among other obligations, the payment of that certain Promissory Note (the "**Note**") and Loan Agreement dated September 30, 2011, executed by Apple Street One Twenty, LLC ("**Maker**"), which Note has since been amended, together with interest thereon, as described in said Note, and other sums of money advanced and interest thereon, and under which Trust Deed Grantor was substituted as successor trustee by that Substitution of Trustee which was recorded on September 24, 2018, in the official records of the Tooele County Recorder, as Entry No. 474577. This grant and conveyance is made after the fulfillment of the conditions specified in said Trust Deed and authorizing the same as follows:

1. Breach and default under the terms of the Trust Deed as set forth in particular in the Notice of Default hereinafter referred to, which default continued to the time of sale under said Trust Deed.

2. Notice of the declaration of said default was duly given by the Grantor and demand for sale pursuant to the terms of said Trust Deed made, and thereafter, there was filed for record on September 24, 2018, in the office of the Tooele County Recorder, Tooele County, Utah, a


Notice of Default, as prescribed by applicable statute, as Entry No. 474578, and required copies were sent to the Trustor and to other persons having requested the same in accordance with the provisions of applicable law within ten (10) days of such filing.

3. Over three (3) months elapsed after the recording of said Notice of Default, at which time the Grantor executed a Notice of Trustee's Sale stating that, by virtue of authority granted pursuant to said Trust Deed, Grantor would sell at public auction to the highest bidder, for cash in lawful money of the United States, the described property. Said Notice of Trustee's Sale fixed the time and place of sale as 10:00 o'clock a.m. on the 14th day of August 2023, at the main entrance or in the foyer of the Third Judicial District Courthouse – Tooele County, 74 South 100 East, Tooele, UT 84074, and Grantor caused copies of such notice to be posted for not less than twenty (20) days before the date of said sale in some conspicuous place on the said property and in the office of the county recorder in which the property or some portion thereof is situated. Grantor also caused a copy of said Notice of Trustee's Sale to be published for 30 days on the Utah Press Association web-site, and once a week for three consecutive weeks (the last such publication being at least 10 but not more than 30 days before the date of the sale) in the Transcript Bulletin, a newspaper having a general circulation in each county in which the said property, or a portion thereof, is situated, the last date of such publication being July 19, 2023.

4. 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.

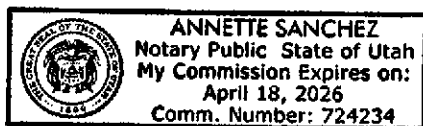
5. The Grantor, at the time and place of sale fixed in accordance with the foregoing notice, caused then and there to be sold, at public auction, to Grantee, the property described herein, in full accordance with the laws of the State of Utah and with the terms of the said Trust Deed.

DATED this 15th day of August, 2023.


Michael R. Johnson
Successor Trustee

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

The foregoing instrument was acknowledged before me this 15th day of August, 2023, by Michael R. Johnson, in the capacity as Successor Trustee.



Annette Searcy
Notary Public
Residing at Salt Lake County, Utah

EXHIBIT A
Legal Description

The following described real property is located in Tooele County, Utah:

PARCEL 1: (Tax ID number for informational purposes only – 01-066-0-0006)

Commencing 3 rods 8 feet West and 20 rods South of the Northwest Corner of Lot 4, Block 66, Grantsville City Survey; thence South 17 rods 12 feet; thence West 3 rods 8 feet; thence South 3 Rods 8 feet; thence East 3 Rods 8 feet; thence South 2 rods 13 feet; thence West 765.5 feet more or less to the East boundary of the Darrell Didericksen Property; thence North 396.0 feet more or less to a point due West of the point of beginning; thence East 765.5 feet more or less to the point of beginning.

PARCEL 2: (Tax ID number for informational purposes only – 01-112-0-0011)

Beginning at point being South 89°53'05" East 1262.24 feet along the quarter section line and South 18.64 feet from West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian, and running; thence South 89°27'45" East 236.32 feet; thence South 0°29'33" West 316.84 feet; thence North 89°17'20" West 233.60 feet; thence North 316.15 feet to the point of beginning.

Less and excepting any portion in Highway Reference UDOT Map 1955 Utah F-86 (12) Sheet 25.

PARCEL 3: (Tax ID number for informational purposes only – 01-112-0-0012)

Beginning at point being South 89°53'05" East 1262.13 feet along the quarter section line and South 0°20'17" East 334.82 feet from the West Quarter Corner of Section 36, Township 2 South, Range 6 West, Salt Lake Base and Meridian; and running thence South 89°17'20" East 231.74 feet; thence South 0°29'33" West 423.47 feet the North line of Apple Street; thence West 168.06 feet along the North line of said Apple Street to the 40 acre line; thence North 0°20'17" West 16.50 feet along said 40 acre line; thence West 57.50 feet; thence North 0°20'17" West 46.00 feet; thence West 57.50 feet; thence North 0°20'17" West 57.50 feet; thence East 57.50 feet; thence North 0°20'17" West 306.33 feet to the point of beginning.

**When Recorded Mail This Deed
and Tax Notices To:**

SABA55 LLC
c/o Ayyoob Abbaszede
1916 South 1600 East
Salt Lake City, UT 84105

Tax Parcel No.: 23-001-0-000A

(Above Space for Recorder's Use Only)

GENERAL WARRANTY DEED


SHANE BRET WATSON AND CARI JO WATSON, of Grantsville, Tooele County, Utah ("Grantor"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, hereby grants, bargains, sells and conveys to SABA55 LLC, of Salt Lake City, Salt Lake County, Utah ("Grantee"), the following land and any and all improvements thereupon, located in Tooele County, State of Utah, to-wit:

**PARCEL A, SPRINGFIELD ESTATES SUBDIVISION PHASE 1, A SUBDIVISION OF
GRANTSVILLE CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF,
RECORDED IN THE OFFICE OF THE TOOELE COUNTY RECORDER**

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way and other matters of record with the office of the Tooele County Recorder.

Executed by Grantor as of March 31, 2023.

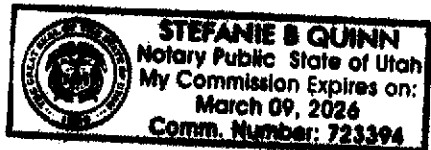
GRANTOR:

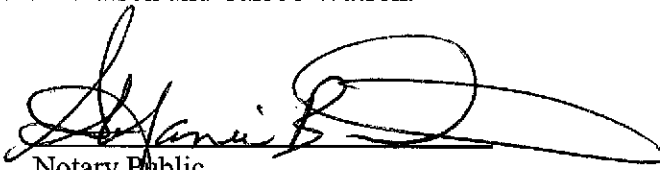

Shane Bret Watson


Cari Jo Watson

STATE OF UTAH)
)ss:
COUNTY OF TOOELE)

The foregoing instrument was acknowledged before me this 31st day of March, 2023, by each of Shane Bret Watson and Cari Jo Watson.




Notary Public

Residing at: Tooele, UT
My Commission Expires: March 9, 2026