

Entry 2021005454
Book 1720 Pages 251-252 \$40.00
02-JUN-21 03:25
BRENDA McDONALD
RECORDER, UINTAH COUNTY, UTAH
RAYMOND ALLAN
1454 W 250 S VERNAL UT 84078
Rec By: REBECCA ISER , DEPUTY

When recorded mail to:
Raymond Allan
1454 W 250 S
Vernal, UT 84078

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SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 092514-UT
A.P.N.: 05:103:0111

TRUSTEE'S DEED

THIS DEED, made by ORANGE TITLE INSURANCE AGENCY, INC., as Trustee under the hereinafter described Trust Deed, in favor of Raymond Allan, as Grantee

WHEREAS, on 6/22/2015, JOHN ROBERT WEST, A MARRIED MAN, as Trustor, executed and delivered to BASIN LAND TITLE & ABSTRACT, INC., as Trustee, for the benefit of FIRST COLONY MORTGAGE CORPORATION, A CORPORATION, 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 FIRST COLONY MORTGAGE CORPORATION, A CORPORATION on or about 6/22/2015. The Trust Deed was recorded in the office of the Recorder of Uintah County, State of Utah, on 6/24/2015, as Instrument No. 2015005570 in Book 1438 Page 708-718 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 Uintah County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on 8/7/2020, as Entry No. 2020005441 in Book 1665, at Page 654-655; 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 5/27/2021, at 2:00 PM 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 VERNAL EXPRESS, 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 4/21/2021 and the last date being 5/5/2021; 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 \$261,000.00

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 Uintah County, State of Utah, described as follows:

LOT 11 OF PLAT "A" QUAIL BROOK ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UINTAH COUNTY, UTAH.

ALSO: THE EAST 2.6 FEET OF LOT 12 QUAIL BROOK ESTATES SUBDIVISION, PLAT "A," DESCRIBED AS BEING A STRIP OF LAND 2.6 FEET WIDE AND PARALLEL TO THE EAST LOT LINE OF SAID LOT 12.

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: JUN 01 2021

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)
JUN 01 2021

M.Sandoval

On _____ before me, _____, 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

