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DOC # 20230035906

Trustee's Deed Page 1 of 3
Gary Christensen Washington County Recorder
11/30/2023 04:42:38 PM Fee \$ 40.00
By SLEMBOSKI & TOBLER



When Recorded Mail To:
Slemboski & Tobler
32 East 100 South, Suite 203
St. George, Utah 84770

Tax Notice To Be Mailed To:
Novelty Homes, LLC
1925 West 180 North
Hurricane, Utah 84737

Tax Parcel No. W-5-3-2-2422

TRUSTEE'S DEED

This Trustee's Deed is made this 30th day of November, 2023 by and between The Law Firm of Slemboski & Tobler, as Successor Trustee, appointed by the Substitution of Trustee recorded on the 11th day of August, 2023, as Document Number 20230024127, as Grantor and Novelty Homes, LLC, as Grantee.

WHEREAS, by the Trust Deed ("Trust Deed"), dated the 24th day of March 2, 2023, and filed of record on the 21st day of April, 2023 as Document No. 20230011158 of Official Records of Washington County, Utah, and by which TC Smith, LLC, as ("Trustor"), as Trustor, did convey to Griffiths & Turner/GT title Services, as Trustee, upon the trust therein expressed, the real property hereinafter described to secure the payment of a Trust Deed Note and other obligations as more particularly set forth in the Trust Deed; and subsequently the beneficial interests were assigned by an Assignment of Deed of Trust to Novelty Homes, LLC, ("Beneficiary").

WHEREAS, Trustor defaulted and breached the Trust Deed in the particulars set forth in the Notice of Default and Election to Sell ("Notice of Sale"), dated 9th day of

August, 2023, and which was recorded on August 11, 2023 as Document Number 20230024128 and the Beneficiary, did cause the Successor Trustee to execute and record said Notice of Default; and

WHEREAS, more than three (3) months elapsed since the filing for record of the same Notice of Default and Election to Sell and the default continued; and

WHEREAS, the Successor Trustee gave written notice of the time and place of sale, particularly describing the property to be sold, as follows: by publication of such notice in a newspaper of general circulation in Washington County, State of Utah, three times, once a week for three (3) consecutive weeks with the last publication being at least ten (10) days and not more than thirty (30) days prior to the date of sale; and by posting such notice as required by law; and by mailing by certified mail with postage prepaid, at least twenty (20) days prior to the date of sale, a copy of the Notice of Trustee's Sale to Trustor;

WHEREAS, at 3:00 p.m. on the 28th day of November, 2023, at the front entry of the Fifth Judicial District Court, 206 W. Tabernacle, St. George, Utah, that being the time and place specified in the Notice of Trustee's Sale, the property was sold at public auction to the Grantee, the highest bidder.

NOW THEREFORE, in consideration of and for the bid entered at the time and place of the Trustee's Sale, the Successor Trustee, as Grantor, does, effective as the time of sale, convey to the above-named Grantee the following real property without any covenant or warranty, expressed or implied, as to title, possession, encumbrances or otherwise, the following real property located in Washington County, Utah, to-wit:

Proposed Finley Farms Subdivision- Phase 6 described as follows:

Beginning at a point that lies South 01°03'08" West along the section line 1616.81 feet and West 1106.31 feet from the East Quarter Corner of Section 2, Township 43 South, Range 15 West, Salt Lake Base and Meridian and running thence South 36°02'25" West 109.36 feet; thence South 30°12'35" West 141.58 feet; thence South 27°46'11" West 105.95 feet; thence South 33°47'59" West 161.96 feet; thence South 30°38'20" West 217.47 feet; thence South 40°36'34" West 210.52 feet; thence South 43°32'30" West 204.74 feet; thence North 88°55'08" West 467.75 feet; thence North 00°44'27" East 876.51 feet; thence South 89°15'33" East 631.15 feet; thence South 63°30'45" East 45.00 feet; thence northerly along a 400.00 foot radius non-tangent curve to the left, (long chord bears North 13°36'51" East a distance of 178.24 feet), center point lies North 63°30'45" West through a central angle of 25°44'47", a distance of 179.74 feet; thence North 00°44'27" East 10.35 feet; thence South 89°15'33" East 245.42 feet; thence South 57°27'54" East 191.46 feet; to the point of beginning.

Containing 763,110 square feet or 17.52 acres.

Tax Parcel No. W-5-3-2-2422

WITNESSETH the hand of said Grantor this 30 day of November, 2023.

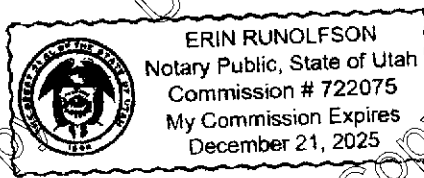

DANIEL J. TOBLER, Successor Trustee
The Law Firm of Slemboski & Tobler

STATE OF UTAH)
)
:ss
COUNTY OF WASHINGTON)

On this 30 day of November, 2023, personally appeared before me, a Notary Public, DANIEL J. TOBLER, Successor Trustee, The Law Firm of Slemboski & Tobler, who acknowledged that he executed the above instrument.

SUBSCRIBED AND SWORN to before me this 30 day of November, 2023.

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NOTARY PUBLIC
Residing at: St George, Utah
12/21/2025 Commission Expiration