

Trustee's Deed Page 1 of 4  
Gary Christensen Washington County Recorder  
03/01/2024 12:26:07 PM Fee \$100.00 By  
SPENCER FANE LLP

**Recorded at the Request of:**

E. Scott Averkamp, Esq.  
Snow Christensen & Martineau, PC  
555 South Bluff Street, Suite 301  
St. George, Utah 84770

**After Recording, Mail Tax Notice to:**

Miller Bates, LLC  
1245 E. Brickyard Road, Suite 230  
Salt Lake City, UT 84106

**Tax Parcels:**

LV-SUNS-1  
LV-SUNS-2  
LV-SUNS-4  
LV-SUNS-5  
LV-SUNS-10  
LV-SUNS-14  
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LV-SUNS-50  
LV-SUNS-51

LV-SUNS-52  
LV-SUNS-53  
LV-SUNS-54  
LV-SUNS-55

### **TRUSTEE'S DEED**

THIS DEED is made by E. Scott Averkamp, a member of the Utah State Bar and Successor Trustee, as Grantor, and Miller Bates, LLC, a Utah limited liability company, as Grantee.

In consideration of Five Million Six Hundred Seventy-four Thousand Eight Hundred and One Dollars and 23/100 (\$5,674,801.23) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Successor Trustee as Grantor hereunder hereby conveys, without warranty express or implied, to Grantee, the following described real property in Washington County, State of Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

### **RECITALS**

THIS CONVEYANCE is made pursuant to the powers conferred on Grantor by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing ("Deed of Trust") executed by RENEGADE SVE, LLC, a Utah limited liability company, as Trustor, in favor of Miller Bates, LLC, a Utah limited liability company, as Beneficiary, dated Oct 19, 2022 and recorded Oct 25, 2022 as Document No 20220047702 in the records of the Washington County Utah Recorder's office and any modifications thereto; conveying the property described above as security for a Note and other obligations as set forth in the Deed of Trust, and by that certain Substitution of Trustee dated Oct 4, 2023 executed by Miller Bates, LLC, the Beneficiary, and recorded on October 9, 2023 as document no 20230030235, in the official records of Washington County, State of Utah.

THIS CONVEYANCE is made upon the satisfaction of the following terms and conditions specified in said Deed of Trust and, also, by the laws of the State of Utah, as follows:

1. Breach and default occurred under the provisions of the Deed of Trust in the manner set forth in the Notice of Default referred to below, such default continuing until time of sale.
2. Miller Bates, LLC, Beneficiary and holder of the Note secured by said Deed of Trust caused E. Scott Averkamp, a member of the Utah State Bar, and the Successor Trustee under a Substitution of Trustee, dated Oct 4, 2023 executed by Miller Bates, LLC, the Beneficiary, and recorded on October 9, 2023 as document number 20230030235, in the official records of Washington County, State of Utah, to execute a Notice of Default and Election to Sell, which Notice was duly recorded on Oct 9, 2023, recorded as document number 20230030236 in the official records of Washington County, State of Utah.

3. Not later than ten (10) days after said Notice of Default was recorded, the Successor Trustee duly mailed or otherwise provided in the manner required, all copies of such Notice required under the Deed of Trust or by law, including notice to the Trustor at its proper address, and to all who properly filed for record a Request for Notice.

4. The Successor Trustee directed posting of a Notice of Trustee's Sale declaring that the time and place of sale would be February 27, 2024, at 10:30 a.m., and particularly describing the property and setting out the conditions of sale and gave such notice of sale in the manner required by Utah Code Ann. Sections 57-1-19 through 57-1-36, as amended:

a. By posting such Notice at least twenty (20) days prior to the date of sale in a conspicuous place on the property to be sold and at the office of the county recorder of each county in which the trust property, or some part of it is located.

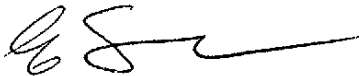
b. By publishing such Notice in *The Spectrum* and [utahlegals.com](http://utahlegals.com), newspapers of general circulation in Washington County, three (3) times, once a week for three (3) consecutive weeks, January 19, January 26, and February 2, 2024, the last publication occurring at least ten (10) days and not more than thirty (30) days prior to the date of sale.

c. By mailing copies of such Notice, at least twenty (20) days prior to sale, to those having the right to receive a copy under the Deed of Trust and by law, including the Trustor thereunder.

5. At the time and place of sale, the Successor Trustee duly sold at public auction to Miller Bates, LLC, a Utah limited liability company, the highest bidder, the above-described property for the bid price, which has been received by the Successor Trustee and applied on the obligation secured, as required by law and the provisions of the Deed of Trust.

6. All applicable Utah statutory provisions pursuant to Utah Code Ann., Sections 57-1-19 through 57-1-36, as amended, have been complied with relating to notice, the exercise of the power of sale, and sale of property described in this Trustee's Deed.

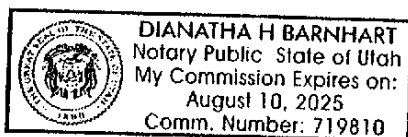
Dated this 29 day of February 2024.



E. Scott Awerkamp  
Successor Trustee and Grantor

STATE OF UTAH                     )  
  )  
COUNTY OF WASHINGTON       )

On this 29<sup>th</sup> day of February 2024, before me personally appeared E. Scott Awerkamp, also known as Scott Awerkamp, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, and acknowledged before me that he signed it voluntarily for its stated purpose.



  
NOTARY PUBLIC

**Exhibit "A"**

**Property Description**

Lots 1, 2, 4, 5, 10, 14 through 22, inclusive, 24 through 27, inclusive, 32 through 45, inclusive, and 48 through 55, inclusive, SUNSET VIEW ESTATES, according to the official plat thereof as recorded in the office of the Washington County Recorder, State of Utah on October 6, 2017, as Entry No. 20170040550.