

Deed Page 1 of 3

Gary Christensen Washington County Recorder
02/07/2025 11:58:25 AM Fee \$78.00 By OHANA
TITLE INSURANCE AGENCY

When recorded, mail to:

Academy Construction Lending LC
339 W. 13490 S.
Draper, UT 84020

DEED IN LIEU OF FORECLOSURE

Parcel No's.: **H-MVEH-1-COMMON-A, H-MVEH-1-COMMON-B, H-MVEH-1-COMMON-C, H-MVEH-1-3, H-MVEH-1-4, H-MVEH-1-5, H-MVEH-1-7, H-MVEH-2-8, H-MVEH-2-9, H-MVEH-2-10, H-MVEH-2-11, H-MVEH-2-12, H-MVEH-2-14, H-MVEH-2-15, H-MVEH-2-16, H-MVEH-2-17, H-MVEH-2-18, H-MVEH-2-19, H-MVEH-2-20, H-MVEH-2-21, H-MVEH-2-22, H-MVEH-2-23, H-MVEH-2-24, H-MVEH-2-25, H-MVEH-2-26, H-MVEH-1-29, H-MVEH-1-31, H-MVEH-1-36, H-MVEH-1-37**

For the good and valuable consideration hereinafter set forth, receipt of which is hereby acknowledged, RAC Inc., hereinafter called Grantor, does hereby grant and convey to ACADEMY CONSTRUCTION LENDING LC, 339 W. 13490 S., Draper, UT 84020, hereinafter called Grantee, the following real property situated in Salt Lake County, Utah:

Lots 3, 4, 5, 7, 29, 31, 36, and 37, Phase 1 of Mountain View Estates, as well as Lots 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, Phase 2 of Mountain View Estates, and Common Areas A, B, and C of Mountain View Estates

Together with: (a) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and/or Conditions, Covenants and Restrictions, and Map may hereafter be amended or supplemented).

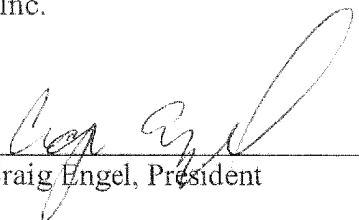
Title to said property is hereby warranted by Grantor against all persons claiming by, through or under Grantor. It is further covenanted by Grantor in executing this deed, and agreed by Grantee in accepting it, as follows:

1. That the consideration for the execution of this deed consists of avoiding foreclosure, and waiver and partial release of Grantor from liability under a Trust Deed Note dated December 10, 2021.

2. That the total consideration, set forth in (1) above, for the execution of this deed represents a fair and reasonable value for the Grantor's interest in said property.
3. This deed is executed voluntarily and not as a result of duress or threats of any kind.
4. This deed is not given as security for the payment or repayment of money or indebtedness, or as security of any kind or nature.
5. Grantors intend by this deed to vest the absolute and unconditional title to said property in Grantee, and forever to estop and bar Grantor from having or claiming any right, title or interest of any nature whatsoever in and to said property.

DATED: ^{February} ~~January~~ 6, 2025.

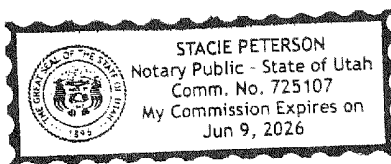
RAC Inc.

By: 
Craig Engel, President

STATE OF Utah)
)SS.
County of Washington

On February 6, 2025, before me, the undersigned Notary Public, personally appeared Craig Engel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the President of RAC Inc., and the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



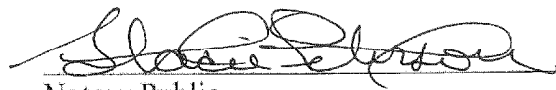

Notary Public

EXHIBIT "A"
Property Description

Closing Date: February 5, 2025
Borrower(s): Academy Construction Lending
Property Address: Vacant, Hurricane, UT 84737

PROPERTY DESCRIPTION:

LOTS 3, 4, 5, 7, 29, 31, 36, 37, COMMON AREA "A", COMMON AREA "B", AND COMMON AREA "C", MOUNTAIN VIEW ESTATES AT HURRICANE PHASE 1 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.

LOTS 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 MOUNTAIN VIEW ESTATES AT HURRICANE PHASE 2 ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE WASHINGTON COUNTY RECORDER.