

Trustee's Deed Page 1 of 4

Gary Christensen Washington County Recorder
04/10/2025 04:02:14 PM Fee \$40.00 By SNOW
CALDWELL BECKSTROM & WILBANKS, PLLC

When Recorded, Send Instrument
& Tax Notices To:

Richard Perry
631 East 400 North
Orem, Utah 84097

Affects Parcel Id. No.:

SG-SCF-17-1716

TRUSTEE'S DEED

THIS INDENTURE is made this 10th day of April, 2025, between HEATH H. SNOW, ESQ., as "Successor Trustee and Grantor" hereunder and RICHARD PERRY, whose address is 631 East 400 North, Orem, Utah 84097, as "Grantee" hereunder.

RECITALS

WHEREAS by virtue of a Trust Deed dated and recorded the 14th day of March, 2024 as Document No. 20240007733, in the Official Records on file in the Office of the Recorder of Washington County, State of Utah ("Trust Deed"), John Thomas, MD, whose address is P.O. Box 911523, St. George, UT 84791, as Trustor, did convey to State Bank of Southern Utah, as Beneficiary and Trustee, upon the trust therein expressed, the property hereinafter described ("Trust Property") to secure the payment of a certain Promissory Note ("the Note") and other obligations as more particularly set forth in the Trust Deed;

WHEREAS default was made by the Trustor under the terms of the Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to, to which reference is hereby made.

WHEREAS Heath H. Snow, Esq. (Utah State Bar No. 8563) was appointed "Successor Trustee" of the Trust Deed by the Beneficiary through that certain instrument entitled "Substitution of Trustee" duly executed and recorded the 6th day of December 2024, as Entry No. 20240038845 Official Records on file in the Office of the Recorder of Washington County, State of Utah.

WHEREAS thereafter, upon instruction from the Beneficiary, being then the holder of the Note secured by the Trust Deed did cause the Successor Trustee to execute a written instrument entitled "Notice of Default (Election to Sell)" indicating the Beneficiary's desire to have the property sold to satisfy the obligations of the Note and accordingly, the Successor Trustee did on April 8, 2025, file of record in the Official Records on file in the Office of the Recorder of Washington County, State of Utah, the Notice of Default and Election to Sell, which was duly recorded as Entry No. 20240038849, Official Records on file in the Office of the County Recorder of Washington County, Utah.

WHEREAS not later than 10 days after such Notice of Default was recorded, the Successor Trustee mailed, by certified mail, with postage prepaid, a copy of the Notice of Default with the recording date shown thereon to the address of the said Trustor which is set forth in the Trust Deed.

WHEREAS more than three months has elapsed since the filing of record of the Notice of Default and during said three month period said default under the Note was not cured and remained uncured thru April 8, 2025.

WHEREAS the Successor Trustee gave written notice of the time and place of sale particularly describing the property to be sold, as follows:

(a) by publication of such notice in The Spectrum, a newspaper of general circulation in Washington County, Utah, three times, once a week for three consecutive weeks, namely on March 14, 2025, March 21, 2025, and March 28, 2025, the last publication being at least 10 days and not more than 30 days prior to the date of sale,

(b) by posting such notice at least 20 days prior to the date of sale in a conspicuous place on the property to be sold and in at least three public places in the county in which the Trust Property is situated, and

(c) by mailing, via certified mail, with postage prepaid, at least 20 days prior to the date of sale, a copy of the Notice of Sale to the Trustor, at the address set forth in the Trust Deed.

WHEREAS at 11:00 a.m. on April 8, 2025, on the front steps of the Fifth Judicial District Courthouse, 206 West Tabernacle, St. George, Washington County, Utah, that being the time and place specified in the Notice of Sale referred to hereinabove the Successor Trustee sold the following described property at public auction to the Grantee, the highest bidder.

WHEREAS the sum bid by the Grantee has been received by the Successor Trustee and applied by it in accordance with the provisions of the Trust Deed.

GRANT OF CONVEYANCE

NOW, THEREFORE, in consideration and application of a portion of Grantee's sum bid pursuant to Utah Code Ann. §57-1-28, the receipt of which is hereby acknowledged, Heath H. Snow, Esq., as Successor Trustee/Grantor hereunder, does hereby convey to Grantee hereunder, all of the rights, title, interest and claims held by himself (formerly held by State Bank of Southern Utah), under the Trust Deed and all of the right, title interest and claim of the Trustor and Trustor's successors in interest, and of all persons claiming by, through, or under them, including all such right, title, interest, and claim acquired by them or their successors in interest subsequent to the execution of the Trust Deed in and to the following described real property located in Washington County, Utah, to-wit:

See Exhibit "A"

Said conveyance is being made without warranty of title or physical condition.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Successor Trustee/Grantor hereunder has caused this deed to be executed on the day and the year first above written.

DATED this 10th day of April, 2025.

SUCCESSOR TRUSTEE:

Heath H. Snow, Esq.
Utah Bar No. 8563

STATE OF UTAH

)

) ss.

COUNTY OF WASHINGTON

)

On this 10th day of April, 2025, before me personally appeared Heath H. Snow, whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he is the Successor Trustee in the above matter, and that the foregoing document was signed by him in that capacity.

Shirley Bolton
Notary Public

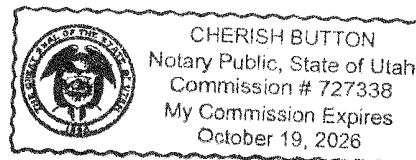


EXHIBIT "A"
To Trustee's Deed

(Trust Property Description)

The real property and improvements thereon generally known as 1526 Shale Drive, St. George, Utah 84790 and more formally described as:

ALL OF LOT 1716, STONE CLIFF SUBDIVISION – PHASE 17, according to the Official Plat thereof on file and of record in the Office of the Recorder of Washington County, State of Utah. Washington County Parcel No. SG-SCF-17-1716

Tax I.D. No. SG-SCF-17-1716