



W3182190

Electronically Recorded For:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Telephone No. (801) 531-7870
Business Hours: 9:00 am to 5:00 pm (Mon.-Fri.)
Trustee No. 85145-03F
Parcel 1: 08-106-0003
Parcel 2: 08-106-0021
Parcel 3: 08-106-0022
Parcel 4: 08-112-0015
Parcel 5: 08-112-0043
08-112-0044

E# 3182190 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
08-Sep-21 0302 PM FEE \$40.00 DEP TN
REC FOR: SCALLEY READING BATES HANSEN & RA
ELECTRONICALLY RECORDED

TRUSTEE'S DEED

This Trustee's Deed is made by and between Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee and grantor, and Service Mortgage Corp., as grantee, of 377 North Main Street, Layton, Utah 84041.

Whereas, on October 18, 2017, Riverdale Living, LLC, as trustor(s), executed and delivered to Founder's Title Company, as trustee, for the benefit of Service Mortgage Corp as beneficiary, a trust deed to secure the performance by the trustor(s) of obligations under a promissory note executed and delivered to the beneficiary concurrently therewith. The trust deed was filed for record with the Weber County Recorder's Office on March 19, 2019, as Entry No. 2970552; and

Whereas, a default occurred under the terms of the trust deed as set forth in the notice of default described below; and

Whereas, Scalley Reading Bates Hansen & Rasmussen, P.C., was appointed as successor trustee by a substitution of trustee filed for record with the above-described recorder's office on April 23, 2021, as Entry No. 3147293; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on April 23, 2021, as Entry No. 3147294; and

Whereas, the successor trustee executed a notice of trustee's sale stating that he would sell the property described therein at public auction to the highest bidder, fixing the time and place of the sale as September 7, 2021, at the hour of 3:00 p.m., and did cause copies of the notice to be posted on the property described therein and at the county recorder's office not less than 20 days before the date of sale, as required by statute; and did cause a copy of the notice to be published once a week for three consecutive weeks before the date of sale in The Salt Lake Tribune, a newspaper having a general circulation in the county in which the property is situated, the first date of such publication being August 1, 2021, and the last date being August 15, 2021; and

Whereas, all applicable statutory provisions of the state of Utah and all the provisions of the trust deed have been complied with as to the acts to be performed and the notices to be given; and

Trustee No. 85145-03F

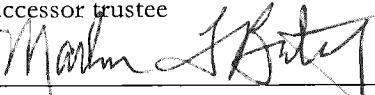
Whereas, the successor trustee did sell the property described in the notice of trustee's sale to the highest bidder at public auction, at the time and place appointed for the sale, for the credit bid or sum of \$50,000.00.

Now, therefore, the successor trustee, in consideration of the foregoing and the sum credit bid and applied to the loan or bid and paid, by virtue of his authority under the trust deed, grants and conveys to the grantee, without any covenant or warranty, express or implied, effective as of the time of the sale, all of the property (together with all the improvements, easements, appurtenances and fixtures thereto) situated in Weber County, Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

DATED this 8th day of September 2021

Scalley Reading Bates Hansen & Rasmussen, P.C.
successor trustee



By: Marlon L. Bates

Its: Supervising Partner

State of Utah)
:ss
County of Salt Lake)

The foregoing trustee's deed was acknowledged before me on this 8th day of September 2021 by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C.

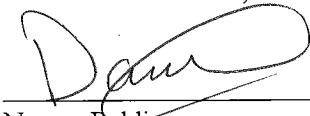
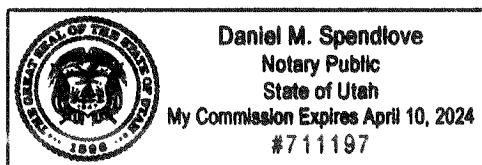

Notary Public

EXHIBIT "A"

PARCEL 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING 194 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 13; RUNNING THENCE WEST 125 FEET; THENCE SOUTHWESTERLY 200 FEET TO THE SECTION LINE OF SAID QUARTER SECTION; THENCE NORTH 1°40'59" WEST 192.69 FEET, THENCE NORTH 80°58'21" EAST 138.0 FEET, MORE OR LESS, THENCE NORTH 3°45'08" EAST 295.33 FEET, THENCE NORTH 7°25'19" EAST 172.77 FEET, NORTH 19°30'59" EAST TO SECTION LINE, THENCE SOUTH ALONG SECTION LINE TO POINT OF BEGINNING.

[SUBJECT TO A RIGHT OF WAY AND EASEMENT AGREEMENT DESCRIBED AS FOLLOWS: A 20.0 FOOT PERMANENT EASEMENT 10.0 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, ALONG WITH A 50.0 FOOT TEMPORARY CONSTRUCTION EASEMENT 25.0 FEET EITHER SIDE OF THE SAME CENTERLINE: BEGINNING AT A POINT NORTH 89°46' EAST 660.0 FEET AND NORTH 0°16' EAST 162.00 FEET FROM THE CENTER OF SAID SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: RUNNING THENCE SOUTH 89°46' WEST 568.92 FEET, THENCE NORTH 3°45'08" EAST 334.23 FEET, THENCE NORTH 86°14'52" WEST 150.00 FEET (1466-146).]

PARCEL 2

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 182.75 FEET; THENCE NORTHEASTERLY 200 FEET TO A POINT 125 FEET WEST OF THE QUARTER SECTION LINE; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG THE QUARTER SECTION LINE 96 FEET TO THE POINT OF BEGINNING.

PARCEL 3

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 194 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; RUNNING THENCE WEST 125 FEET; THENCE SOUTH 86 FEET; THENCE SOUTHEASTERLY TO A POINT 96 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 96 FEET TO THE POINT OF BEGINNING.

PARCEL 4

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, RUNNING THENCE WEST 55 FEET, MORE OR LESS, THENCE SOUTH $9^{\circ}58'56''$ WEST 104.45 FEET, THENCE SOUTH $60^{\circ}51'50''$ EAST 72.52 FEET, THENCE NORTH 167.23 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 5

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE WEST 30 FEET; THENCE SOUTH 286 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COUNTY ROAD; THENCE SOUTH $60^{\circ}52'$ EAST A DISTANCE OF 34.34 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 302.7 FEET TO THE PLACE OF BEGINNING.