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. 79081-06F

Parcel No.

PARCEL 1: 21-001-0014 PARCEL 2: 21-001-0015 PARCEL 3: 23-012-0022 E# 3275243 PG 1 OF 3 Leann H. Kilts, WEBER COUNTY RECORDER FEE \$44.00 DEP SLV 06-Mar-23 0232 PM REC FOR: SCALLEY READING BATES HANSEN & RA ELECTRONICALLY RECORDED

#### NOTICE OF DEFAULT

NOTICE IS HEREBY GIVEN by Marlon Bates, trustee, that a default has occurred under the Deed of Trust, Assignment of Leases and Rents, and Security Agreement (including Fixture Filing) executed by Sanctuary Utah, LLC, a Utah limited liability company, as trustor(s), in which those individuals/entities listed in the attached Exhibit "A", and their successor and assigns, are beneficiaries, with REEF PRIVATE CREDIT LLC, a Utah limited liability company, acting as their administrative agent, and Marlon Bates, Esq. is appointed trustee, and filed for record on August 11, 2022, and recorded as Entry No. 3250098, Records of Weber County, Utah.

# SEE ATTACHED EXHIBIT "B" FOR LEGAL DESCRIPTION

A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to meet Milestone 2 under the Loan Agreement, failed to pay the fees associated with failing to meet the milestone, and failed to pay the 2022 property taxes. Therefore, pursuant to the demand and election of the beneficiary, the trustee hereby elects to sell the trust property to satisfy the delinquent obligations referred to above. All delinquent payments, late charges, foreclosure costs, and property taxes and assessments, if any, must be paid in full within three months of the recording of this Notice to reinstate the loan. Furthermore, any other default, such as a conveyance of the property to a third party, allowing liens and encumbrances to be placed upon the property, or allowing a superior lien to be in default, must also be cured within the three-month period to reinstate the loan.

DATED this 6 day of March, 2023.

STATE OF UTAH ) : ss

COUNTY OF SALT LAKE

day of March, 2023, by Marlon Bates, The foregoing instrument was acknowledged before me, this

Bates, trustee

NOTARY PUBLIC

trustee.

Daniel M. Spendlove **Notary Public** State of Utah Commission Expires April 10, 2024

#711197

# EXHIBIT "A"

### LIST OF BENEFICIARIES

LENDER	AMOUNT	PRO RATA SHARE
MR SPV, LLC	\$19,725,000.00	100%

#### EXHIBIT "B"

PARCEL 1 (21-001-0014):

LOTS 4 AND 5 (THE SAME BEING THE EAST HALF OF THE NORTHEAST QUARTER) OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF THE SANCTUARY SUBDIVISION AND THE SANCTUARY FIRST AMENDMENT SUBDIVISION.

PARCEL 2 (21-001-0015):

THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE BOUNDS OF THE SANCTUARY SUBDIVISION AND THE SANCTUARY FIRST AMENDMENT SUBDIVISION.

PARCEL 3 (23-012-0022):

THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.

A PERPETUAL EASEMENT, APPURTENANT TO PARCELS 1, 2, AND 3 DESCRIBED HEREIN, FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EXISTING 50' PRIVATE ROAD AS MORE PARTICULARLY DESCRIBED AND CONVEYED IN THAT CERTAIN RIGHT OF WAY AND EASEMENT RECORDED JANUARY 14, 1998 AS ENTRY NO. 1515370 IN BOOK 1901 AT PAGE 2685, AND IN THAT CERTAIN EASEMENT AGREEMENT AND DECLARATION OF COVENANTS RECORDED SEPTEMBER 23, 2004 AS ENTRY NO. 2058175 OF OFFICIAL RECORDS.

TOGETHER WITH THE FOLLOWING WATER RIGHTS:

BASE WATER RIGHT NUMBER: 35-827 (A27608)

Water Right:	Exchange Numbers:	
35-12856	E5387	
35-12857	E5388	
35-12853	E5384	
35-12855	E5386	
35-12854	E5385	