



\*W3282569\*

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. 79081-08F

E# 3282569 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
05-May-23 0305 PM FEE \$44.00 DEP SLV  
REC FOR: SCALLEY READING BATES HANSEN & RA:  
ELECTRONICALLY RECORDED

PARCEL 1:	21 126-0001	PARCEL 3:	21-130-0001
	21-126-0003		21-130-0003
	21-126-0006		21-130-0004
	21-126-0011		21-130-0006
PARCEL 2:	21-126-0002	PARCEL 4:	20-169-0001
			20-169-0002
		PARCEL 5:	21-111-0001

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

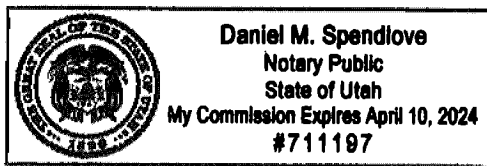
A breach of an obligation for which the trust property was conveyed as security has occurred. Specifically, the trustor(s) failed to meet Milestone 2 and Milestone 3 under the Loan Agreement, failed to pay the fees associated with failing to meet the milestones, failed to maintain the interest reserve by failing to pay amount due on May 1, 2023, 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 5 day of May, 2023.

  
Marlon Bates, trustee

STATE OF UTAH )  
: ss  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 5 day of May, 2023, by Marlon Bates, trustee.



  
NOTARY PUBLIC

EXHIBIT "A"

LIST OF BENEFICIARIES

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

EXHIBIT "B"

PARCEL 1 (21-126-0001, 21-126-0003, 21-126-0006 AND 21-126-0011):

LOT 1, THE SANCTUARY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH ON JULY 16, 2013 AS ENTRY NO. 2645602 IN BOOK 74 AT PAGE 31.

AND:

LOTS 3 AND 6 WITHIN THE SANCTUARY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH ON JULY 16, 2013 AS ENTRY NO. 2645602 IN BOOK 74 AT PAGE 31.

AND:

THE PRIVATE ROADWAY (POSSIBLY KNOWN AS MAPLE DRIVE) WITHIN THE SANCTUARY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH ON JULY 16, 2013 AS ENTRY NO. 2645602, AS SAID PRIVATE ROADWAY IS DELINEATED ON SHEET 2 OF SAID OFFICIAL PLAT.

PARCEL 2 (21-126-0002):

SHARED OWNERSHIP INTEREST CONSISTING OF AN UNDIVIDED 6/12 FEE SIMPLE OWNERSHIP INTEREST AS A TENANT IN COMMON IN LOT 2, THE SANCTUARY SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH ON JULY 16, 2013 AS ENTRY NO. 2645602, AND ACCORDING TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SANCTUARY UTAH, RECORDED ON JANUARY 9, 2019 AS ENTRY NO. 2964026 IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH, TOGETHER WITH THE EXCLUSIVE RIGHT TO POSSESS AND OCCUPY THE RESIDENCE DURING THE CALENDAR MONTHS OF JANUARY, FEBRUARY, APRIL, MAY, JUNE AND JULY, EACH AND EVERY CALENDAR YEAR.

PARCEL 3 (21-130-0001, 21-130-0003, 21-130-0004 AND 21-130-0006):

LOTS 4, 5, 7 AND 8 WITHIN THE SANCTUARY FIRST AMENDMENT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER, STATE OF UTAH ON MAY 5, 2014 AS ENTRY NO. 2685089 IN BOOK 75 AT PAGE 71.

PARCEL A:

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.

PARCEL 4 (20-169-0001 AND 20-169-0002)

LOTS 1 AND 2, SANCTUARY LAKESIDE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON MARCH 11, 2019 AS ENTRY NO. 2969264 IN BOOK 85 AT PAGE 10.

PARCEL 5 (21-111-0001)

ALL OF LOT 99, GREEN HILL COUNTRY ESTATES, PHASE NO. 6, LOT 99 - FIRST AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDER ON JULY 10, 2006 AS ENTRY NO. 2192505 IN BOOK 64 AT PAGE 21.

TOGETHER WITH THE FOLLOWING WATER RIGHTS:

BASE WATER RIGHT NUMBER: 35-827 (A27608)

Water Right:	Exchange Numbers:
35-12223	E4905
35-12224	E4906
35-12225	E4907
35-12226	E4908
35-12227	E4909
35-12228	E4910
35-12829	E5365
35-12828	E5364
35-14072	E6311