



\*W3293967\*

E# 3293967 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
09-Aug-23 11:27 AM FEE \$40.00 DEP CF  
REC FOR: RAY QUINNEY & NEBEKER, P.C.  
ELECTRONICALLY RECORDED

When Recorded Return To:

Richard H. Madsen, II (Utah Bar No. 9947)  
RAY QUINNEY & NEBEKER P.C.  
36 South State Street, Suite 1400  
Salt Lake City, Utah 84111

**SUBSTITUTION OF TRUSTEE**

Richard H. Madsen, II, Esq., of Ray Quinney & Nebeker P.C., 36 South State Street, Suite 1400, Salt Lake City, Utah, 84111, is hereby appointed Successor Trustee under that certain *Trust Deed, Assignment of Rents, Security Agreement, and Fixture Filing* dated September 20, 2021, executed by BLD Investment, LLC, a Utah limited liability company, as Trustor, in which Jonathan K. Hansen was named as Trustee, and SDP REIT, LLC, a Delaware limited liability company, and SDP Financial 2020, LP, a Delaware limited partnership, were named, collectively, as Beneficiary, and recorded on September 20, 2021, as Entry No. 3184979, in the official records of Weber County, State of Utah (“**Trust Deed**”), as modified by that certain First Amendment to Trust Deed dated August 1, 2022 and recorded on May 3, 2023, as Entry No. 3282167, in the official records of Weber County, State of Utah (“**Modification**”). The real property affected thereby is described as follows:

See EXHIBIT “A” LEGAL DESCRIPTION attached hereto.

For information purposes only, the real property tax identification numbers are 11-019-0001, 17-071-0045, 17-064-0002, 17-064-0017, 17-064-0055, 17-071-0003, 17-071-0001, 17-071-0054, and 17-071-0055, and the street addresses are commonly known as 1800 N. Highway 89 & 121 East 2000 North & 101 East 2000 North, Harrisville, UT 84414.

Beneficiary hereby expressly ratifies and confirms any and all actions taken by the trustee or successor trustee on beneficiary’s behalf prior to the recording of this Substitution of Trustee.

DATED this 2<sup>nd</sup> day of August, 2023.

SDP REIT, LLC,  
a Delaware limited liability company

  
By: MICHAEL NIXON  
Its: AUTHORIZED SIGNATORY

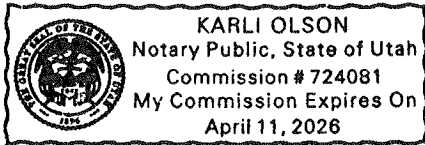
SDP Financial 2020, LP,  
a Delaware limited partnership,

By: Sundance Bay Debt Partners GP, LLC,  
a Delaware limited liability company  
Its: General Partner

  
By: MICHAEL NIXON  
Its: AUTHORIZED SIGNATORY

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

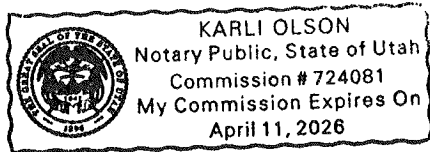
The foregoing instrument was acknowledged before me this 2 day of August, 2023, by Michael Nixon, the authorized signatory of SDP Reit, LLC.



Karli Olson  
NOTARY PUBLIC

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 2 day of August, 2023, by Michael Nixon, the authorized signatory of Sundance Bay Debt Partners GP, LLC, the General Partner of SDP Financial 2020, LP.



Karli Olson  
NOTARY PUBLIC

EXHIBIT "A"  
LEGAL DESCRIPTION

**THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN WEBER COUNTY, UTAH AND IS DESCRIBED AS FOLLOWS:**

A portion of the Northeast Quarter of Section 6, Township 6 North, Range 1 West, the Southeast Quarter of Section 31 and the Southwest Quarter of Section 32 Township 7 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 7 North, Range 1 West, Salt Lake Base and Meridian; thence  $S0^{\circ}56'12''W$  along the Section Line (also being the west line of the *Ben Lomond Estates No. 1* subdivision) 1167.76 feet; thence  $N88^{\circ}51'55''W$  9.33 feet; thence  $S0^{\circ}31'47''W$  along the westerly line of *Lacey Lane Subdivision* and the westerly line of *Hunting Creek Subdivision No. 3* subdivision 685.73 feet to the north line of the *Hunting Creek Subdivision No. 1* subdivision; thence  $N89^{\circ}36'23''W$  along said north line 835.92 feet to the easterly Right-of-Way line of U.S. State Highway 89; thence  $N26^{\circ}27'05''W$  along said easterly Right-of-Way line 2688.97 feet to the southerly extension of an existing fence line; thence along said fence line the following three (3) courses:  $N4^{\circ}42'00''W$  158.01 feet; thence  $S89^{\circ}57'00''E$  11.61 feet; thence  $N7^{\circ}40'58''W$  77.15 feet to the southeast corner of that real property described in Deed Entry No. 2263169 in the official records of the Weber County Recorder; thence  $S80^{\circ}14'36''E$  along the south line of that real property described in Deeds Entry No. 2263169, 2377000 and 2252595 in the official records of the Weber County Recorder, 102.38 feet to an existing fence line; thence along said fence line and the southerly lines of that real property described in Deeds Entry No. 2252595, 2742724 and 2740693 in the official records of the Weber County Recorder, the following seven (7) courses:  $S62^{\circ}04'18''E$  30.02 feet; thence  $S72^{\circ}22'48''E$  29.29 feet; thence  $S77^{\circ}20'03''E$  19.46 feet; thence  $S75^{\circ}01'46''E$  19.83 feet; thence  $S72^{\circ}22'08''E$  89.10 feet; thence  $S68^{\circ}32'53''E$  27.99 feet; thence  $S64^{\circ}28'59''E$  123.06 feet to a fence corner also being described on that (lot line adjustment) Record of Survey No. 3036 on file in the office of the Weber County Surveyor; thence  $N36^{\circ}25'57''E$  along said Record of Survey and fence line 73.59 feet to a point being 0.5' southerly from an existing fence line; thence following in part along an existing fence line the following two (2) courses:  $S65^{\circ}00'00''E$  331.08 feet; thence  $N62^{\circ}00'00''E$  714.46 feet to the westerly line of the *Golfcrest Village Townhomes Subdivision Phase J*; thence along the westerly and southerly lines of the *Golfcrest Village Townhomes Subdivision Phases I and 2*, the following nine (9) courses:  $S1^{\circ}28'12''W$  104.18 feet; thence  $S28^{\circ}41'01''E$  46.93 feet; thence  $S52^{\circ}56'13''E$  45.11 feet; thence  $S61^{\circ}19'40''E$  219.60 feet; thence  $S62^{\circ}57'04''E$  332.58 feet; thence  $N54^{\circ}21'20''E$  10.08 feet; thence  $S62^{\circ}43'49''E$  400.94 feet; thence  $S61^{\circ}04'10''E$  88.75 feet; thence  $S64^{\circ}19'53''E$  90.70 feet to the southwest corner of the *Golf View Estates Subdivision Phase 2 P.R.U.D.*; thence along said Subdivision the following five (5) courses:  $S65^{\circ}26'08''E$  142.10 feet; thence  $N60^{\circ}14'23''E$  437.69 feet; thence  $N43^{\circ}18'38''E$  287.98 feet; thence  $N28^{\circ}55'16''E$  188.14 feet; thence  $N6^{\circ}51'52''E$  229.25 feet more or less to the south line of 2000 North Street; thence  $S88^{\circ}46'25''E$  along said south line 1387.99 feet to the west line of *Roylance Farms Subdivision Phase 3*; thence  $S0^{\circ}14'56''W$  along said subdivision 739.21 feet to a found rebar and cap (Utah Land Survey) marking the northeast corner of *Roylance Farms P.R.U.D Phase 2* subdivision; thence along said subdivision (being between 0.1'-1.0' south of an existing chain link fence) the following three (3) courses:  $S82^{\circ}48'32''W$  722.57 feet; thence  $S64^{\circ}48'32''W$  290.40 feet; thence

N89°52'59"W 1608.66 feet (the previous call also running in part along the north boundary line of *Ben Lomond Estates No. 1* subdivision) to the point of beginning.

***LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:***

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS SOUTH 463.31 FEET AND EAST 1375.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 6, BASIS OF BEARINGS BEING NORTH 00D46'49" EAST BETWEEN SAID CORNER AND THE CENTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 1 WEST, THENCE NORTH 79°11'00" EAST 60.00 FEET; THENCE SOUTH 10°49'00" EAST 100.00 FEET; THENCE SOUTH 79°11'00" WEST 60.00 FEET; THENCE NORTH 10°40'00" WEST 100 FEET TO THE POINT OF BEGINNING.

The Land described herein (and excluding the property immediately described above) is also known by the following street addresses:

1800 N Highway 89 & 121 East 2000 North & 101 East 2000 North, Harrisville, UT 84414, comprising the following:

- APN: 11-019-0001
- APN: 17-071-0045
- APN: 17-064-0002
- APN: 17-064-0017
- APN: 17-064-0055
- APN: 17-071-0003
- APN: 17-071-0001
- APN: 17-071-0054
- APN: 17-071-0055