



W3300402

WHEN RECORDED, MAIL TO:

**Alexis V. Nelson
KUNZLER BEAN & ADAMSON
50 W. Broadway, Suite 1000
Salt Lake City, UT 84101
Tax ID No.: 12-111-0028**

E# 3300402 PG 1 OF 2
Leann H. Kiltz, WEBER COUNTY RECORDER
03-Oct-23 0820 AM FEE \$40.00 DEP SLW
REC FOR: KB&A
ELECTRONICALLY RECORDED

SEND ALL TAX NOTICES TO GRANTEE
AT THE ADDRESS LISTED BELOW

Space above for County Recorder's Use
Parcel ID No. _____

TRUSTEE'S DEED

ALEXIS V. NELSON, an active member of the Utah State Bar residing in Utah, Successor Trustee under the Deed of Trust hereinafter particularly described, does hereby grant and convey, but without warranty of title, possession or encumbrances, unto Bell Rock Income Fund 1, LLC as Grantee, whose address is 6628 E. Baseline Road, Ste. 101, Mesa, AZ 85206, or its assigns forever, all of the following described real property situated in Weber County, State of Utah, and more particularly described as follows:

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE EAST LINE OF WASHINGTON BLVD. 16.33 FEET NORTH FROM THE SOUTH LINE OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 89D 02' EAST 150 FEET ALONG THE NORTH LINE OF ROAD-WAY; THENCE NORTH PARALLEL TO WASHINGTON BLVD, 50.54 FEET TO A POINT 50.0 FEET SOUTH OF OLD BOUNDARY FENCE; THENCE NORTH 87D36' WEST PARALLEL TO SAID OLD FENCE 150 FEET MORE OR LESS TO THE EAST LINE OF WASHINGTON BLVD., THENCE SOUTH ALONG THE EAST LINE OF SAID AVENUE 54.17 FEET TO THE PLACE OF BEGINNING.

This conveyance is made pursuant to the powers conferred upon the Successor Trustee by the laws of the State of Utah and by the terms of the Deed of Trust and Assignment of Rents ("Deed of Trust") granted by Bluemountain, Inc. as Trustor, with Alexis V. Nelson, an active member of the Utah State Bar residing in Utah, as Successor Trustee and Bell Rock Income Fund 1, LLC, a Delaware limited liability company, as Beneficiary and which Deed of Trust and Assignment of Rents was dated February 25, 2020 and recorded on February 26, 2020 as Entry No. 3037442 of the Official Records of the County Recorder of Weber County, State of Utah, and which Deed of Trust was given to secure payment of a Promissory Note ("Note"), together with interest thereon and other sums advanced in accordance with the Deed of Trust and/or Note, executed by the Trustor in favor of the Beneficiary.

The Trustee, in accordance with the conditions of the Deed of Trust and the laws of the State of Utah, did record in the office of the County Recorder of Weber County, State of Utah, a Notice of Default identifying the Deed of Trust by stating the name of the Trustor and giving the Entry number where the Deed of Trust was recorded and a description of the trust property. The Notice of Default contained a statement setting forth the nature of the breach of the obligation for which the trust property was conveyed as security and a statement of the election of the Trustee to cause the property secured by the Deed of Trust to be sold to satisfy the obligations secured thereby. The Notice of Default was recorded in the Official Records of the County Recorder of Weber County, State of Utah, on April 27, 2023, as Entry No. 3281296 and within ten (10) days after the recording, a copy of the Notice of Default containing

the recording information was mailed by certified mail to the Trustor and to all other parties who requested notice or appeared of record at the time of the recording.

After the lapse of at least three (3) months, and on July 28, 2023, the Trustee caused to be executed a Notice of Trustee's Sale describing the property as fully as described in the Deed of Trust, and stating that the property would be sold at public auction at the main entrance foyer of the Ogden Second District Court - Weber County Courthouse, 2525 Grant Avenue, Ogden, Utah 84401, Utah on September 8, 2023 at 10:00 a.m. of said day. A copy of the Notice of Trustee's Sale was mailed by certified mail at least twenty (20) days prior to sale, to the Trustor and all other parties who requested notice, or appeared of record at the time of recording the Notice of Default.

The Trustee further caused a Notice of Trustee's Sale to be published once a week for three (3) consecutive weeks in a newspaper of general circulation in Weber County, State of Utah. The publication was the Standard-Examiner on August 12, 2023, August 17, 2023, and the final publication was made on August 24, 2023. The date of the last publication was at least ten (10) days, but not more than thirty (30) days, prior to the date of sale. The Trustee further caused a Notice of Trustee's Sale to be published online at utahlegals.com beginning on the first date of publication for at least thirty (30) days thereafter, and a minimum of thirty (30) days prior to the date of the scheduled sale.

The Trustee further caused three copies of the Notice of Trustee's Sale to be posted in conspicuous places on the property sold and at the Weber County Recorder's Office. Said Notices were posted at least twenty (20) days prior to the date of sale.

Pursuant to the terms of sale as stated in said Notice of Trustee's Sale, and on the date, time, and at the place specified thereon, the Successor Trustee did offer for sale at public auction to the highest bidder, the trust property, and thereupon sold said trust property to the Grantee named herein.

IN WITNESS WHEREOF, and by authority duly vested, the Trustee has caused this Trustee's Deed to be executed this 14th day of September, 2023.

TRUSTEE:

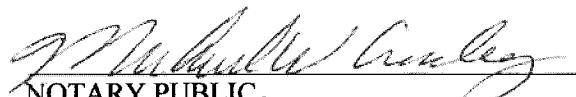

Alexis V. Nelson

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

The foregoing TRUSTEE'S DEED was acknowledged to me this 14 day of September, 2023, by Alexis V. Nelson, as trustee.

My Commission Expires:

3-16-24


NOTARY PUBLIC
Residing at: Lehi Utah

