



W3300842

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# 3300842 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
05-Oct-23 0416 PM FEE \$44.00 DEP SLW
REC FOR: SCALLEY READING BATES HANSEN & RASML
ELECTRONICALLY RECORDED

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

TRUSTEE'S DEED

This Trustee's Deed is made by and between Marlon L. Bates, successor trustee and grantor, and RPC23 Sanctuary LLC, as grantee, of 2600 North Ashton Blvd., Suite 200B, Lehi, Utah 84043.

Whereas, on August 10, 2022, Sanctuary Utah, LLC, a Utah limited liability company, as trustor(s), executed and delivered to Marlon Bates, Esq., as trustee, in which those individuals/entities listed as MR SPV, LLC, and their assigns, are beneficiaries, with REEF PRIVATE CREDIT LLC, a Utah limited liability company, acting as their administrative agent 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 August 11, 2022, as Entry No. 3250098; and

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

Whereas, the trustee executed and filed for record a notice of default with the above-described recorder's office on May 5, 2023, as Entry No. 3282569; 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 22, 2023, at the hour of 4:00 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 13, 2023, and the last date being August 27, 2023; 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

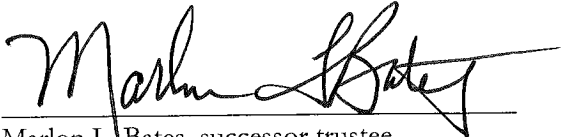
Whereas, the successor trustee did sell the property described in the notice of trustee's sale to the highest bidder at public auction, at the time and place appointed for the sale, for the credit bid or sum of \$8,000,000.00.

Trustee No. 79081-08F

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:

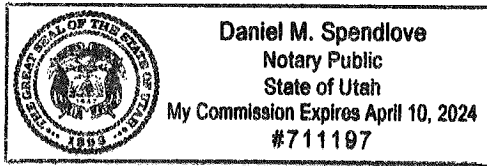
SEE ATTACHED EXHIBIT "A"

DATED this 5th day of October 2023


Marlon L. Bates, successor trustee

State of Utah)
) :ss
County of Salt Lake)

The foregoing trustee's deed was acknowledged before me on this 5 day of October 2023 by Marlon L. Bates, successor trustee.




Notary Public

EXHIBIT "A"

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 (21-130-0001, 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 3 (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 4 (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