



W3368895

WHEN RECORDED RETURN TO:

Attn: Gary Gurr
Stewart Title of Utah, Inc.
1518 North Woodland Pk Dr
Layton, UT 84041

E# 3368895 PG 1 OF 2
B. Rahimzadegan, WEBER COUNTY RECORDER
12-May-25 0337 PM FEE \$40.00 DEP DAC
REC FOR: STEWART TITLE OF UTAH
ELECTRONICALLY RECORDED

Grantee's Address for Tax Notices:

Uncas Investments, Inc.
5453 N Willean Lane
Eagle, Idaho 83616

TRUSTEE'S DEED

THIS INDENTURE is made this 12th day of May, 2025, between Stewart Title of Utah, Inc., **as TRUSTEE and GRANTOR**, and Uncas Investments, Inc., **GRANTEE** hereunder, whose address is 5453 N Willean Lane, Eagle, Idaho 83616;

WITNESSETH:

WHEREAS, by Trust Deed dated September 8, 2022, executed by Eric Stevenson Construction LLC, as Trustor, and recorded September 8, 2022, as Entry No. 3254120, of the official records in the Office of the County Recorder of Weber County, Utah, did convey to Stewart Title of Utah, Inc., as trustee, upon the trust therein expressed, the property hereinafter described to secure the payment of a certain promissory note and other obligations as more particularly set forth in the Trust Deed; and

WHEREAS, breach and default was made under the terms of the Trust Deed in the particulars set forth in the Notice of Default, to which reference is hereby made; and

WHEREAS, Stewart Title of Utah, Inc., Trustee, executed and thereafter filed for record in the official records of Weber County a written Notice of Default and election to cause said property to be sold to satisfy the obligations of the Trust Deed, which Notice of Default was recorded on January 7, 2025, as Entry No. 3353517, of the official records in the County Recorder of Weber County, Utah; and

WHEREAS, Stewart Title of Utah, Inc., Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute the Notice of Trustee's Sale ("Notice of Sale") stating that as Trustee by virtue of the authority in him vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described and fixed the time and place of said sale as May 12, 2025 at 10:30 AM, at the Weber County District Court, 2525 Grant Ave., Ogden, Utah, and did cause copies of said Notice of Sale to be posted for not fewer than twenty (20) days before the date of the sale therein fixed, in a conspicuous place on the property to be sold and also at the office of the county recorder of said county and did cause a copy of said Notice of Sale to be published by publication of such notice in the The Standard Examiner, a newspaper of general circulation in Weber County, Utah, three times, once a week for three consecutive weeks, namely: April 11, 18 and 25, 2025, the last publication being at least 10 days and not more than 30 days prior to the date of sale; and

WHEREAS, the Trustee's contact information, current as of the time sent, was sent with the copies of the Notice of Default and Notice of Sale in compliance with all applicable statutes; and

WHEREAS, all applicable statutory provisions of the State of Utah, including specifically but without limitation, Utah Code Annotated 57-1-19 through 57-1-36 and 45-1-101, and all of the provision of said Trust Deed have been complied with as to the acts to be performed and notices to be given; and

WHEREAS, on May 12, 2025 at 10:30 AM, at the Weber County District Court, 2525 Grant Ave., Ogden, Utah, that being the time and place specified in the Notice of Sale hereinabove referred to, the

Trustee sold the following described real property at public auction to the Grantee, the highest bidder therefor, the property described for a purchase price of a credit bid of \$Seven Hundred Fifty Six Thousand and 00/100 Dollars (\$756,000.00), and

WHEREAS, the sum tendered by the Grantee has been received by the Trustee and applied by him in accordance with the provisions of the Trust Deed;

NOW, THEREFORE, in consideration of the amount so bid by the Grantee, the receipt of which is hereby acknowledged, Stewart Title of Utah, Inc., as Trustee and Grantor hereunder, and by virtue of the authority vested by said Trust Deed, does hereby convey to Uncas Investments, Inc., Grantee hereunder, but without any covenant or warranty, express or implied, all of that certain property situated in Weber County, State of Utah, described as follows:

The land referred to herein is situated in the County of Weber, State of Utah, and is described as follows:

LOT 169, PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE, PHASE 8, NORTH OGDEN CITY, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Tax ID No. 16-230-0032 BT

IN WITNESS WHEREOF, the Trustee and Grantor hereunder has caused this Deed to be executed on the day and year first above written.

Stewart Title of Utah, Inc. Trustee

By: Gary Gurr
Its: Authorized Agent

State of Utah
County of Davis

On this 12th day of May, 2025, personally appeared before me, the undersigned Notary Public, personally appeared Gary Gurr who is the Authorized Agent of Stewart Title of Utah, Inc., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public
My commission expires: 6/14/25

