

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. 53075-281F  
Parcel No. 08-429-0504

TRUSTEE'S DEED

This Trustee's Deed is made by and between Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee and grantor, and Custom-Built Construction, Inc., as grantee, 1130 North 800 West, West Bountiful, Utah 84087.

Whereas, on August 2, 2016, Jon M. Wickizer, as trustor(s), executed and delivered to Jon M. Wickizer, as trustee, for the benefit of KeyBank National Association 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 Davis County Recorder's Office on August 15, 2016, as Entry No. 2958886; and

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

Whereas, Scalley Reading Bates Hansen & Rasmussen, P.C., was appointed as successor trustee by a substitution of trustee filed for record with the above-described recorder's office on August 26, 2022, as Entry No. 3494830; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on June 3, 2022, as Entry No. 3480879; 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 December 2, 2022, 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 October 30, 2022, and the last date being November 13, 2022; and

Whereas, all applicable statutory provisions of the state of Utah and all of 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 grantee named above, being the highest bidder at public auction, at the time and place appointed for the sale, for the credit bid or sum of \$175,525.13.

Now, therefore, the successor trustee, in consideration of the foregoing and the sum bid and paid by the grantee, 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, fixtures, appurtenant water rights, and all other appurtenances thereto) situated in Davis County, Utah, and more particularly described as follows:

LOT 504, OF KAYSVILLE SUNSET FARMS SUBDIVISION PHASE 5, KAYSVILLE CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, UTAH.

DATED this 5<sup>th</sup> day of December, 2022.

Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates  
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 5 day of December, 2022, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

