

When recorded, return to:

Gregory S. Moesinger
Kirton McConkie
36 South State Street, Suite 1900
Salt Lake City, Utah 84111
gmoesinger@kmcclaw.com

Grantee's address for tax notices:

Breckenridge Property Fund 2016, LLC
2320 Potosi Street, Suite 130
Las Vegas, Nevada 89146

Tax Parcel Number: 09-231-0215

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made by Gregory S. Moesinger, as Successor Trustee under the hereinafter identified and defined Trust Deed, in favor of grantee Breckenridge Property Fund 2016, LLC, a Delaware limited liability company (the "Grantee").

WHEREAS, on or about December 28, 2022, Ryan Kelly Goodrich, an individual, as Trustor, executed and delivered to Titan Title, as Trustee, for the benefit of AMF Holdings, LLC, a Utah limited liability company, as Beneficiary, a Deed of Trust, Assignment of Rents and Leases, Security Agreement, and Fixture Filing (the "Trust Deed"), to secure the original indebtedness of said Trustor in the original principal sum of \$400,000. The Trust Deed was recorded on December 29, 2022, as Entry No. 3512738, Book 8162, Pages 642-673, in the office of the County Recorder of Davis County, State of Utah; and

WHEREAS, Gregory S. Moesinger, an attorney and active member of the Utah State Bar with an office at the law firm of Kirton McConkie, 36 South State Street, Suite 1900, Salt Lake City, Utah, 84111, was duly appointed as Successor Trustee under the Trust Deed by a Substitution of Trustee dated March 15, 2023. The Substitution of Trustee was recorded on April 11, 2023, as Entry No. 3524499, Book 8231, Pages 991-992, in the official records of the Davis County Recorder; and

WHEREAS, the Trustor defaulted and breached a certain Secured Promissory Note (the "Note") in favor of the Beneficiary, dated December 28, 2022, which Note was secured by the Trust Deed; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, executed and thereafter recorded with the Davis County Recorder a written Notice of Default and Election to Sell (the "Notice of

Default”) containing an election to sell the trust property, which Notice of Default was recorded on April 11, 2023, as Entry No. 3524503, Book 8231, Pages 1002-1004, in the official records of the Davis County Recorder. Copies of all statutorily required documents and correspondence were sent within ten (10) days of such filing for record to the Trustor and to any other persons having requested the same in accordance with the provisions of applicable statute; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute a Notice of Trustee’s Sale (“Notice of Sale”) stating that he, as Successor 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 defined, and fixing the time and place of said sale as at the main entrance of the Second Judicial District Court for Davis County, Utah, Farmington Division, located at 800 West State Street, Farmington, Utah, 84025, on Tuesday, August 29, 2023, at 10:00 a.m., 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 said Successor Trustee did cause a copy of said Notice of Sale to be published once a week for at least three (3) consecutive weeks before the date of sale therein fixed in the Deseret News newspaper, having a general circulation in the county in which said Property is situated, the first date of such publication being July 21, 2023, and then on July 28, 2023, August 4, 2023, and the last on August 11, 2023, and with utahlegals.com; 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 §§ 57-1-19 through 57-1-36 and § 45-1-101, and all of the provisions of said Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, Gregory S. Moesinger, Successor Trustee, did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to Grantee, being the highest bidder therefor, the Property described for the bid sum of \$499,062.25.

NOW, THEREFORE, Gregory S. Moesinger, Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee Breckenridge Property Fund 2016, LLC, the receipt whereof is hereby acknowledged, by virtue of the authority in him vested by said Trust Deed, and consistent with Utah Code § 57-1-28(3), does by these presents GRANT AND CONVEY unto Grantee Breckenridge Property Fund 2016, LLC, a Delaware limited liability company, but without any covenant or warranty, express or implied, all of that certain real property situated in Davis County, State of Utah, described as follows:

LOT 215, DEERE VALLEY PHASE 2 SUBDIVISION, according to the official plat thereof recorded in the office of the DAVIS County Recorder, Utah;

Tax ID No. 09-231-0215;

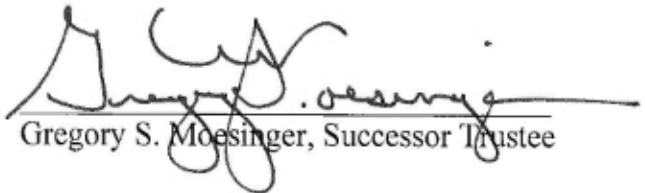
(the "Property").

The Property is also known by the street address of:

1995 East Deere View Drive, Layton, Utah, 84040.

As provided by Utah Code § 57-1-28(3), this Trustee's Deed shall be considered effective and relate back to the date and time of the sale described above.

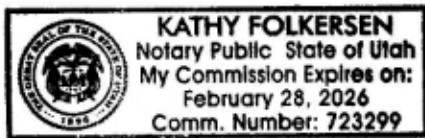
DATED this 29th day of August, 2023.



Gregory S. Moesinger, Successor Trustee

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

The foregoing Trustee's Deed was acknowledged before me this 29th day of August 2023, by Gregory S. Moesinger, in his capacity as Successor Trustee under the Trust Deed described herein.





Notary Public

25069-0052/4854-6184-9724
1995 Deere View Dr.
Layton, UT 84040