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BK 8339 PG 436

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/18/2023 02:39:52 PM
FEE: \$40.00 Pgs: 2
DEP eCASH REC'D FOR: SCALLEY READING
BATES HANSEN & RASMUSSEN, P.C.

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. 63212-01F
Parcel No. 06-089-0080

TRUSTEE'S DEED

This Trustee's Deed is made by and between Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee and grantor, and MAC Lenders VIII LLC, as grantee, of 1148 Legacy Crossing Boulevard, Suite 317, Centerville, Utah 84014.

Whereas, on August 1, 2021, Eastbench RE, LLC, a Utah limited liability company, as trustor(s), executed and delivered to Capstone Title & Escrow, Inc., as trustee, for the benefit of MAC Lenders VIII, LLC, a Utah limited liability company 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 10, 2021, as Entry No. 3407813; 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 May 2, 2023, as Entry No. 3527086; and

Whereas, the successor trustee executed and filed for record a notice of default with the above-described recorder's office on April 24, 2023, as Entry No. 3525993; 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 15, 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 6, 2023, and the last date being August 20, 2023; 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, on September 8, 2023, the successor trustee postponed the foreclosure sale until September 13, 2023 at the hour of 4:00 p.m.; and

Whereas, on September 13, 2023, the successor trustee postponed the foreclosure sale until September 15, 2023 at the hour of 4:00 p.m.; and

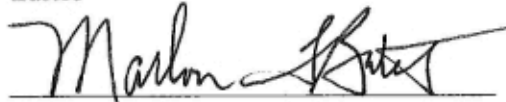
Whereas, the successor trustee did sell the property described in the notice of trustee's sale to the grantee named above, being the highest bidder at public auction, at the time and place appointed for the sale, for the credit bid or sum of \$3,155,677.00.

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:

ALL OF LOT 80, SKYPARK INDUSTRIAL PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, STATE OF UTAH.

DATED this 18 day of September, 2023.

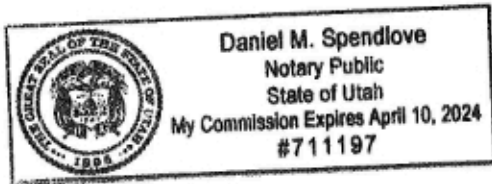
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

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

The foregoing instrument was acknowledged before me this 18 day of September, 2023, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC