

When recorded mail to:
Breckenridge Property Fund 2016, LLC
2015 Manhattan Beach Blvd Suite #100
Redondo Beach, CA 90278

SPACE ABOVE LINE FOR RECORDER'S USE

T.S. # 113129-UT
A.P.N.: 03-040-0039

TRUSTEE'S DEED

THIS DEED, made by ORANGE TITLE INSURANCE AGENCY, INC., as Trustee under the hereinafter described Trust Deed, in favor of **Breckenridge Property Fund 2016, LLC**, as Grantee

WHEREAS, on 10/16/2018, TRISHTA AMBER ARGYLE, UNMARRIED WOMAN, as Trustor, executed and delivered to INWEST TITLE, as Trustee, for the benefit of VERITAS FUNDING LLC, as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of his obligations under a Promissory Note executed and delivered for a valid consideration to VERITAS FUNDING LLC on or about 10/16/2018. The Trust Deed was recorded in the office of the Recorder of Box Elder County, State of Utah, on 10/17/2018, as Instrument No. 389656 in Book 1353 Page 1295 the subject Deed of Trust was modified by Loan Modification recorded on 11/20/2020 as Instrument 421783 B 1442 P 0897, and later modified by Loan Modification recorded on 10/18/2022 as Instrument 457886 B 1539 P 1701 and covered the property described below; and

WHEREAS, a breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default referred to below; and,

WHEREAS, ORANGE TITLE INSURANCE AGENCY, INC., executed and filed for record in the Office of the County Recorder of Box Elder County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on 5/25/2023, as Entry No. 463840 in Book 1555, at Page 0875; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed executed his Notice of Trustee Sale stating that he would sell at public auction to the highest bidder the property therein and hereafter described, and fixing the time and place of said sale as 5/13/2024, at 12:30 PM of said day, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold: and said successor Trustee did cause a copy of notice to be published once a week for three consecutive weeks before the date of sale in the Box Elder - Box Elder News Journal, a newspaper having a general circulation in the county in which

the property to be sold is situated, the first date of such publication being 4/10/2024 and the last date being 4/24/2024; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given; and

WHEREAS, the successor Trustee did, at the time and place of sale, then and there sell, at public auction to Grantee above named, being the highest bidder thereof, the property described, for the sum of \$385,000.00

NOW, THEREFORE, successor Trustee, in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority in him, by said Trust Deed, GRANT AND CONVEY unto Grantee above named, but without any covenant or warranty, expressed or implied, all that certain property situated in Box Elder County, State of Utah, described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 4, MOUNTAIN GLEN SUBDIVISION NO. 1, BRIGHAM CITY SURVEY, THENCE SOUTH 62°00' WEST 105.51 FEET, THENCE TO THE LEFT ALONG THE ARC OF A CURVE WHOSE RADIUS IS 50.00 FEET A DISTANCE OF 24.62 FEET, THENCE NORTH 33°47'17" EAST 126.47 FEET. THENCE SOUTH 28°00' EAST 83.38 FEET TO THE POINT OF BEGINNING.

ALSO, ALL OF LOT 4, BLOCK 4, MOUNTAIN GLEN SUBDIVISION NO. 1, BRIGHAM CITY SURVEY, BOX ELDER COUNTY, STATE OF UTAH.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

ORANGE TITLE INSURANCE AGENCY, INC.

Date: MAY 14 2024

Monica Chavez, Authorized Agent
Authorized Signor

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
MAY 14 2024

On _____ before me, Anhara Verduzco-Alejo,
a Notary Public, personally appeared Monica Chavez who 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 to 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. I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

