

SEND TAX NOTICES TO:
Pronghorn Properties, LLC
564 W 700 S #405
Pleasant Grove UT 84062

TRUSTEE'S DEED

This Deed is made by Robert S. Rosing, Esq., under the instrument described below, in favor of Pronghorn Properties, LLC, a Utah limited liability company, as to an undivided 100% interest, as Grantee.

WHEREAS, on September 15, 2016, PCMB Holding, LLC, a Utah limited liability company, executed and delivered to Dominic J. Heuscher, Trustor, a Warranty Deed; and

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions for Hideout Canyon (the "Initial Declaration") was recorded on October 6, 2007, with the Wasatch County Recorder, State of Utah, as Entry No. 2900025, Book 0792, Pages 0493-0560, and, after several amendments, the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon was executed and recorded against the property described herein on November 7, 2016 at Entry No. 431062, in Book 1175, at Pages 89-176; and

WHEREAS, a breach and default occurred under the terms the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon in particulars set forth in the Notice of Lien in this matter; and

WHEREAS, Robert S. Rosing, Esq., was duly appointed by the Community Preservation Association, a Utah nonprofit corporation, to execute and record a Homeowners Association Notice of Lien, recorded on April 12, 2022 at Entry No. 518056, in Book 1405, at Page 1026, describing the property set forth below, and attempted to deliver to Dominic J. Heuscher a letter, which outlined how he might cure his breach and default, by certified and regular mail; and such mailing was returned to Robert S. Rosing, Esq. by the USPS with a new address; and within one day Robert S. Rosing, Esq. mailed, by certified and regular mail, a copy of the Notice of Lien and letter described herein, to the Trustor to the new address provided by the Return to Sender posted on original mailing; and following the second mailing, the regular mail was not returned and Mr. Heuscher signed the receipt for the certified mailing and that was returned to Robert S. Rosing, Esq.; and

WHEREAS, Robert S. Rosing, Esq., was duly appointed by the Community Preservation Association as Trustee by a Utah Community Association Act Appointment/Substitution of Trustee in the Office of the County Recorder of Wasatch County, State of Utah, on January 10, 2023 as Entry No. 528525, in Book 1432, at Page 294-295; and

WHEREAS, the Trustee under the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon, executed and recorded in the Office of the County Recorder of Wasatch County, State of Utah, a Notice of Default and Election to Sell containing an election to sell the property, which was recorded on January 10, 2023 as Entry No. 528526, in Book 1432, at Page 296-297; and that no later than ten days after the Substitution of Trustee and Notice of Default was filed for record, a copy of the Substitution of Trustee and Notice of Default was mailed via certified and regular mail to the Trustor; and following the mailing, the regular mail was not returned to the Trustee and Mr. Heuscher signed the receipt for the certified mailing on January 23, 2023 and that was returned to the Trustee; and

WHEREAS, Robert S. Rosing and the Community Preservation Association, pursuant to the Notice of Default, and in accordance with the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon and Notice of Lien, did execute his Notice of Sale stating that he would sell at public auction to the highest bidder in cash, in lawful

money of the United States of America, the property described, and fixing the time and place of sale as July 7, 2023 at 11:45 AM of said day and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold by professional process server and also at the office of the County Recorder of the County in which the trust property, or some part of it, is located; and a copy of the Notice of Sale was published once a week for three consecutive weeks in the Wasatch Wave, a newspaper having a general circulation in the county in which the trust property is situated, the last publication being at least 10 days but not more than 30 days before the date the sale is scheduled, and also published on utahlegals.com, the website established by Utah's newspapers for legal notices, for not less than 30 days before the date the sale is scheduled; and that no later than 20 days before the date of the sale. A copy of the Notice of Sale was also mailed by both certified and regular mail to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default; and following the mailing, the regular mail was not returned to the Trustee and Mr. Heuscher signed the receipt for the certified mailing on June 23, 2023 and that was returned to the Trustee; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, a duly authorized representative did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$10,001.00 paid in cash in lawful money of the United States of America.

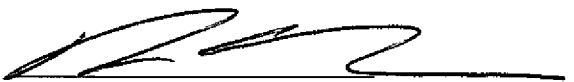
NOW THEREFORE, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Amended and Restated Master Declaration of Covenants, Conditions, and Restrictions for the Community Preservation Association for Hideout Canyon and Notice of Lien, the Trustee does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Wasatch County, State of Utah, described as follows:

Lot 65, SOARING HAWK SUBDIVISION PHASE 2, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder

Parcel No. 00-0021-1017.

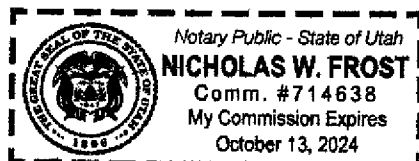
TOGETHER WITH all the improvements now or hereafter erected on the trust property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

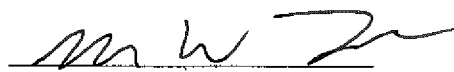
Dated July 12, 2022


By: Robert S. Rosing, Esq.

State of Utah)
) ss.
County of Summit)

The foregoing instrument was acknowledged before me this 12th day of July, 2023, by Robert S. Rosing, Esq., who proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged that he executed the same.




Notary Public