

WHEN RECORDED, MAIL TO:

Rapidrise Capital, LLC
7370 S. Creek Road, Unit 204
Sandy, UT 84093
Tax ID # a portion of 00-0007-8563

Deed in Lieu of Foreclosure

THIS DEED IN LIEU FORECLOSURE (this "**Deed**") is made as of January 25, 2025, between **RHK Holdings, LLC**, a Wyoming limited liability company ("**Grantor**"), in favor of **Rapidrise Capital, LLC**, a Utah limited liability company ("**Grantee**").

GRANTOR: RHK Holdings, LLC, a Wyoming limited liability company,

hereby Conveys to

GRANTEE: Rapidrise Capital, LLC, a Utah limited liability company

the following tract of land in Wasatch County, State of Utah

LEGAL DESCRIPTION:

A PORTION OF PARCEL 00-0007-8563 IN WASATCH COUNTY, UTAH, BEING 50.15 ACRES, TO WIT:

BEGINNING AT A POINT THAT IS NORTH 00°12'22" EAST 171.14 FEET ALONG THE SECTION LINE AND EAST 499.90 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 408.26 FEET TO THE CENTERLINE OF THE DRY CREEK; THENCE SOUTHERLY ALONG THE APPROXIMATE CENTERLINE OF SAID CREEK THE FOLLOWING 26 COURSES: (1) S53°26'40"E 119.10 FEET, (2) S17°35'33"E 182.77 FEET, (3) S07°43'19"W 202.40 FEET, (4) S27°21'00"W 27.75 FEET, (5) S16°18'15"E 36.31 FEET, (6) S33°41'24"E 21.45 FEET, (7) S04°11'32"E 162.76 FEET, (8) S08°33'20"E 97.11 FEET, (9) SOUTH 90.93 FEET, (10) S21°41'21"E 80.48 FEET, (11) S04°28'02"W 54.56 FEET, (12) S18°13'02"E 70.68 FEET, (13) S01°41'05"E 86.72 FEET, (14) S09°53'38"E 74.19 FEET, (15) S20°33'22"E 58.09 FEET, (16) S04°23'55"W 99.73 FEET, (17) S04°23'55"E 44.32 FEET, (18) S00°39'04"E 74.79 FEET, (19) S05°47'34"W 58.94 FEET, (20) S11°32'05"W 42.50 FEET, (21) S19°53'07"W 42.48 FEET, (22) S12°12'02"E 32.17 FEET, (23) S27°45'31"E 54.74 FEET, (24) S39°20'26"E 67.03 FEET, (25) S46°42'35"E 161.12 FEET, (26) S45°00'00"E 24.21 FEET; THENCE EAST 644.02 FEET TO THE WEST BOUNDARY OF THE CHRISTENSEN MOUNTAIN PROPERTIES PARCEL 00-0008-1021; THENCE SOUTH 695.81 FEET ALONG SAID WEST BOUNDARY; THENCE S89°05'38"W 1479.91 FEET ALONG THE NORTH BOUNDARY OF THE CHRISTENSEN MOUNTAIN PROPERTIES PARCEL 00-0020-8418; THENCE N00°10'19"E 2620.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 50.15 ACRES.

A Portion of Parcel No. 00-0007-8563

Grantor has defaulted under that certain One Month Balloon Mortgage Note dated December 11, 2024 and executed by Grantor and Grantee (the "Note"), which Note was secured by a Trust Deed With Power of Sale and Assignments of Rents recorded on January 2, 2025 as Entry No. 554512 in Book 1501 at Page 288 in Wasatch County, State of Utah (the "Trust Deed"). In lieu of foreclosing on the Note and Trust Deed, Grantor has agreed to transfer the above-described property to Grantee. This Deed is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance or security of any kind. Grantor warrants that the property described above is free of any encumbrances except for the Trust Deed previously granted to Grantee, easements, restrictions, provisions and reservations of record. The consideration therefore is good and valuable consideration and full release of all debts and obligations heretofore existing on account of the Trust Deed. This Deed completely satisfies the indebtedness of said Trust Deed and terminates said Trust Deed and the Note secured thereby and any effect thereof in all respects.

DATED this 25th day of January, 2025.

RHK Holdings, LLC

By: [Signature]

Print Name: Paul Kruger

Title: Manager

STATE OF Utah)
)
 COUNTY OF Wasatch)

Subscribed and sworn to before me on this 25 day of January in the year 2025
 by Paul Kruger in his capacity as Manager of RHK Holdings, LLC.

Witness my hand and official seal.

By: [Signature]
 (notary signature)

(seal)

My Commission expires: 05/04/2026

