

Ent 558569 Bk 1512 Pg 1476 - 1481
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2025 Apr 22 11:39AM Fee: \$92.00 CO
For: Scalley Reading Bates Hansen & Rasmussen
ELECTRONICALLY RECORDED

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 Numbers 92069-347F – 382F

TRUSTEE'S DEED

This Trustee's Deed is made by and between Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee and grantor, and Canyon View Federal Credit Union, as grantee, of 3450 South Highland Drive, Salt Lake City, Utah 84106.

Whereas, on the following described dates, Michael C. Miller, as trustor(s), executed and delivered to University First Federal Credit Union, as trustee, for the benefit of University First Federal Credit Union as beneficiary, trust deeds to secure the performance by the trustor(s) of obligations under promissory notes executed and delivered to the beneficiary concurrently therewith. The trust deeds were filed for record with the Wasatch County Recorder's Office and are described as follows, with lots located in the Old Mill Village Townhomes, a Part of Overall Plat as Depicted on Page 2 Recorded on May 20, 2022 as Entry No. 519822 in the Office of the Wasatch County Recorder, Utah:

Lot: 69
Dated: January 20, 2023
Recorded: January 26, 2023
Entry No.: 528996
Book: 1433
Page: 421
Parcel Number: 00-0021-7494

Lot: 70
Dated: January 20, 2023
Recorded: January 26, 2023
Entry No.: 528997
Book: 1433
Page: 431
Parcel Number: 00-0021-7495

Lot: 71
Dated: January 20, 2023
Recorded: January 26, 2023
Entry No.: 528999
Book: 1433
Page: 442
Parcel Number: 00-0021-7496

Lot: 72
Dated: January 20, 2023
Recorded: January 25, 2023
Entry No.: 528984
Book: 1433
Page: 338
Parcel Number: 00-0021-7497

Lot: 73
Dated: January 20, 2023
Recorded: January 25, 2023
Entry No.: 528982
Book: 1433
Page: 317
Parcel Number: 00-0021-7498

Lot: 74
Dated: January 20, 2023
Recorded: January 25, 2023
Entry No.: 528981
Book: 1433
Page: 298
Parcel Number: 00-0021-7499

Lot: 75
Dated: January 20, 2023
Recorded: January 26, 2023
Entry No.: 529028
Book: 1433
Page: 669
Parcel Number: 00-0021-7500

Lot: 76
Dated: January 20, 2023
Recorded: January 26, 2023
Entry No.: 529034
Book: 1433
Page: 703
Parcel Number: 00-0021-7501

Lot: 77
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 531013
Book: 1438
Page: 287
Parcel Number: 00-0021-7502

Lot: 78
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 531014
Book: 1438
Page: 297
Parcel Number: 00-0021-7503

Lot: 79
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 531015
Book: 1438
Page: 307
Parcel Number: 00-0021-7504

Lot: 80
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 530984
Book: 1438
Page: 54
Parcel Number: 00-0021-7505

Lot: 81
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 530988
Book: 1438
Page: 105
Parcel Number: 00-0021-7506

Lot: 82
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 530989
Book: 1438
Page: 115
Parcel Number: 00-0021-7507

Lot: 83
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 530990
Book: 1438
Page: 125
Parcel Number: 00-0021-7508

Lot: 84
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 531010
Book: 1438
Page: 257
Parcel Number: 00-0021-7509

Lot: 85
Dated: March 22, 2023
Recorded: March 29, 2023
Entry No.: 531011
Book: 1438
Page: 267
Parcel Number: 00-0021-7510

Lot: 86
Dated: March 23, 2023
Recorded: March 29, 2023
Entry No.: 531012
Book: 1438
Page: 277
Parcel Number: 00-0021-7511

Lot: 87
Dated: March 23, 2023
Recorded: March 28, 2023
Entry No.: 530930
Book: 1437
Page: 1672
Parcel Number: 00-0021-7512

Lot: 88
Dated: March 23, 2023
Recorded: March 28, 2023
Entry No.: 530931
Book: 1437
Page: 1691
Parcel Number: 00-0021-7513

Lot: 89
Dated: March 23, 2023
Recorded: March 28, 2023
Entry No.: 530933
Book: 1437
Page: 1713
Parcel Number: 00-0021-7514

Lot: 90
Dated: March 23, 2023
Recorded: March 28, 2023
Entry No.: 530935
Book: 1437
Page: 1754
Parcel Number: 00-0021-7515

Lot: 91
Dated: March 23, 2023
Recorded: March 27, 2023
Entry No.: 530902
Book: 1437
Page: 1576
Parcel Number: 00-0021-7516

Lot: 92
Dated: March 23, 2023
Recorded: March 27, 2023
Entry No.: 530903
Book: 1437
Page: 1595
Parcel Number: 00-0021-7517

Lot: 93
Dated: May 31, 2023
Recorded: June 7, 2023
Entry No.: 533181
Book: 1443
Page: 1311
Parcel Number: 00-0021-7518

Lot: 94
Dated: May 31, 2023
Recorded: June 7, 2023
Entry No.: 533182
Book: 1443
Page: 1321
Parcel Number: 00-0021-7519

Lot: 95
Dated: May 31, 2023
Recorded: June 7, 2023
Entry No.: 533183
Book: 1443
Page: 1331
Parcel Number: 00-0021-7520

Lot: 96
Dated: May 31, 2023
Recorded: June 8, 2023
Entry No.: 533206
Book: 1443
Page: 1381
Parcel Number: 00-0021-7521

Lot: 97
Dated: May 31, 2023
Recorded: June 8, 2023
Entry No.: 533207
Book: 1443
Page: 1391
Parcel Number: 00-0021-7522

Lot: 98
Dated: May 31, 2023
Recorded: June 8, 2023
Entry No.: 533208
Book: 1443
Page: 1401
Parcel Number: 00-0021-7523

Lot: 99
 Dated: May 31, 2023
 Recorded: June 8, 2023
 Entry No.: 533229
 Book: 1443
 Page: 1479
 Parcel Number: 00-0021-7524

Lot: 100
 Dated: May 31, 2023
 Recorded: June 8, 2023
 Entry No.: 533230
 Book: 1443
 Page: 1489
 Parcel Number: 00-0021-7525

Lot: 101
 Dated: May 31, 2023
 Recorded: June 8, 2023
 Entry No.: 533231
 Book: 1443
 Page: 1499
 Parcel Number: 00-0021-7526

Lot: 102
 Dated: May 31, 2023
 Recorded: June 5, 2023
 Entry No.: 533110
 Book: 1443
 Page: 872
 Parcel Number: 00-0021-7527

Lot: 103
 Dated: May 31, 2023
 Recorded: June 5, 2023
 Entry No.: 533111
 Book: 1443
 Page: 891
 Parcel Number: 00-0021-7528

Lot: 104
 Dated: May 31, 2023
 Recorded: June 5, 2023
 Entry No.: 533112
 Book: 1443
 Page: 910
 Parcel Number: 00-0021-7529

; 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 substitutions of trustee filed for record with the above-described recorder's office on December 10, 2024, with Entry Numbers for each lot described as follows: Lot 69: 553469, Lot 70: 553470, Lot 71: 553471, Lot 72: 553472, Lot 73: 553473, Lot 74: 553474, Lot 75: 553475, Lot 76: 553476, Lot 77: 553478, Lot 78: 553479, Lot 79: 553480, Lot 80: 553481, Lot 81: 553482, Lot 82: 553483, Lot 83: 553484, Lot 84: 553485, Lot 85: 553486, Lot 86: 553487, Lot 87: 553488, Lot 88: 553489, Lot 89: 553490, Lot 90: 553491, Lot 91: 553492, Lot 92: 553493, Lot 93: 553494, Lot 94: 553495, Lot 95: 553496; Lot 96: 553497, Lot 97: 553498, Lot 98: 553500, Lot 99: 553501, Lot 100: 553502, Lot 101: 553503, Lot 102: 553504, Lot 103: 553505 and Lot: 104: 553506; and

Whereas, the successor trustee executed and filed for record notices of default with the above-described recorder's office on December 2, 2024, with Entry Numbers for each lot described as follows: Lot 69: 553112, Lot 70: 553113, Lot 71: 553114, Lot 72: 553116, Lot 73: 553117, Lot 74: 553121, Lot 75: 553122, Lot 76: 553124, Lot 77: 553125, Lot 78: 553126, Lot 79: 553127, Lot 80: 553128, Lot 81: 553129, Lot 82: 553130, Lot 83: 553131, Lot 84: 553132, Lot 85: 553133, Lot 86: 553134, Lot 87: 553135, Lot 88: 553136, Lot 89: 553137, Lot 90: 553138, Lot 91: 553140, Lot 92: 553141, Lot 93: 553142, Lot 94: 553143, Lot 95: 553144, Lot 96: 553146, Lot 97: 553147, Lot 98: 553148, Lot 99: 553149, Lot 100: 553150, Lot 101: 553152, Lot 102: 553153, Lot 103: 553154 and Lot 104: 553155; and

Whereas, the successor trustee executed a notice of trustee's sale stating that it would sell the properties described therein at public auction to the highest bidder, fixing the time and place of the sale as April 18, 2023, at the hour of 1:30 p.m., and did cause copies of the notice to be posted on the properties 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 properties are situated, the first date of such publication being March 16, 2025, and the last date being March 30, 2025; and

Whereas, all applicable statutory provisions of the state of Utah and all of the provisions of the trust deeds have been complied with as to the acts to be performed and the notices to be given; and

Whereas, the successor trustee did sell the properties 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 \$7,140,340.82.

Now, therefore, the successor trustee, in consideration of the foregoing and the sum bid and paid by the grantee, by virtue of its authority under the trust deeds, 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 properties (together with all the improvements, easements, fixtures, appurtenant water rights, and all other appurtenances thereto) situated in Wasatch County, Utah, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

DATED this 22 day of April, 2025.

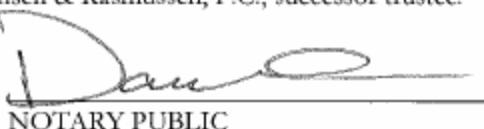
Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee



By: Marlon L. Bates
Its: Supervising Partner

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss

The foregoing instrument was acknowledged before me this 22 day of April, 2025, by Marlon L. Bates, the Supervising Partner of Scalley Reading Bates Hansen & Rasmussen, P.C., successor trustee.



NOTARY PUBLIC

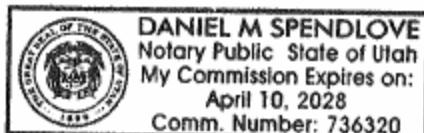


EXHIBIT "A"

LOTS 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 AND 104, OLD MILL VILLAGE TOWNHOMES, A PART OF OVERALL PLAT AS DEPICTED ON PAGE 2 RECORDED ON MAY 20, 2022 AS ENTRY NO. 519822 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, UTAH.

Parcel Numbers: 00-0021-7494, 00-0021-7495, 00-0021-7496, 00-0021-7497, 00-0021-7498, 00-0021-7499, 00-0021-7500, 00-0021-7501, 00-0021-7502, 00-0021-7503, 00-0021-7504, 00-0021-7505, 00-0021-7506, 00-0021-7507, 00-0021-7508, 00-0021-7509, 00-0021-7510, 00-0021-7511, 00-0021-7512, 00-0021-7513, 00-0021-7514, 00-0021-7515, 00-0021-7516, 00-0021-7517, 00-0021-7518, 00-0021-7519, 00-0021-7520, 00-0021-7521, 00-0021-7522, 00-0021-7523, 00-0021-7524, 00-0021-7525, 00-0021-7526, 00-0021-7527, 00-0021-7528 AND 00-0021-7529