

WHEN RECORDED, MAIL TO:

Shane L. Keppner
BENNETT TUELLER JOHNSON & DEERE, P.C.
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121
(801) 438-2000

Tax Parcel No. 01-401-0-0002

NOTICE OF DEFAULT AND ELECTION TO SELL

SHANE L. KEPPNER, Successor Trustee under that certain Trust Deed dated October 5, 2022 from SHOSHONE VILLAGE, LLC, a Utah limited liability company, as Trustor, in favor of EXCHANGE SERVICES, LLC as Qualified Intermediary for Jay Harwood, as Beneficiary (the "*Trust Deed*") hereby files this Notice of Default and Election to Sell. The Trust Deed was filed for recording on October 6, 2022 as Entry 580740 in the Official Records of Tooele County, State of Utah. Exchange Services, LLC's beneficial interest and rights accrued under the Trust Deed were assigned to Jay Harward on March 31, 2023 (the "*Assignment*"). The Assignment was filed for recording on April 5, 2023 as Entry 587300 in the Official Records of Tooele County, State of Utah. An Assignment of Trust Deed (Corrective) (the "*Corrective Assignment*") was filed for recording on May 9, 2023, correcting the spelling of the Assignee from Jay Harward to JAY HARWOOD. The Corrective Assignment was filed for recording on May 9, 2023 as Entry 588736 in the Official Records of Tooele County, State of Utah. The real property encumbered by the Trust Deed is situated in Tooele County, Utah, and more particularly described as:

A PARCEL OF LAND, SITUATED IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 89°39'05" WEST 1028.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°25'27" EAST 1,225.05 FEET TO THE NORTH LINE OF THE DEDICATED PUBLIC RIGHT-OF-WAY ON FILE IN THE TOOEELE COUNTY RECORDER'S OFFICE IN ENTRY #278669; THENCE SOUTH 89°38'34" WEST 1,481.56 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF STATE ROAD-36; THENCE NORTH 00°25'00" WEST 554.68 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF D.R. DAVIS PUD AMENDED SUBDIVISION ON FILE IN THE TOOEELE COUNTY RECORDER'S OFFICE IN ENTRY #252513; THENCE NORTH 89°39'05" EAST 908.51 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°25'43" WEST 670.59 FEET ALONG EAST LINE OF SAID SUBDIVISION TO THE SECTION LINE; THENCE NORTH 89°39'05" EAST 573.03 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

The Trust Deed secures obligations to Beneficiary including that certain Trust Deed Note (the "Note") in the original principal amount of \$5,701,658.95. A default of the obligations under the Note has occurred, in that payments required by the Note have not been paid, plus all amounts which hereafter become due and payable, including any additional payments, interest, late fees, hazard insurance, property taxes, trustee's and attorney's fees, and expenses that were actually incurred, and any violation of law upon the property in violation of the Trust Deed committed or permitted by Trustor (the "Obligations").

By reason of such default, the Trustee does hereby declare all sums secured by the Trust Deed immediately due and payable and elects to cause the Property to be sold, pursuant to the Trust Deed and the laws of the State of Utah, to satisfy the Obligations.

DATED this 16th day of May, 2023.


TRUSTEE



Shane L. Keppner
Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121
Telephone: (801) 438-2000
Office Hours Mon-Fri 8 AM – 5 PM

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of May, 2023, by Shane L. Keppner.



NOTARY PUBLIC