

WHEN RECORDED, MAIL TO:

Gregory N. Barrick
Dentons Durham Jones Pinegar P.C.
111 South Main Street, Suite 2400
Salt Lake City, Utah 84111

13702520
6/28/2021 3:41:00 PM \$40.00
Book - 11198 Pg - 180-181
RASHELLE HOBBS
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF 2 P.

**PARCEL I.D. #22-35-453-016
and #22-35-453-020**

Warranty Deed

BARBARA BROWN WATSON, as Trustee of "The Barbara Brown Watson Revocable Trust," dated September 7, 2001, Grantor, hereby CONVEYS AND WARRANTS to Legacy Estate Holding Company, LLC, a Delaware limited liability company, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, all of her right, title and interest in and to that certain parcel of real property which is described in Exhibit "A" which is attached hereto and incorporated herein by reference.

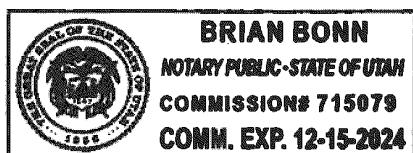
This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantor as of the 28th day of June, 2021.

Barbara B. Watson
Barbara Brown Watson, Trustee

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28th day of June, 2021, by BARBARA BROWN WATSON, Trustee.



Brian Bonn
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, SCOTTISH HEIGHTS NO. 1-A, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°17'55" EAST 10.03 FEET; THENCE NORTH 19°56' WEST 4.09 FEET; THENCE NORTH 58° WEST 15.57 FEET; THENCE SOUTH 20°15' EAST 13.21 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT AT THE INTERSECTION OF A ROCK WALL AND A FENCE LINE, SAID POINT BEING NORTH 89°54'10" WEST ALONG THE SECTION LINE 1375.65 FEET AND NORTH 20°15' WEST ALONG SAID FENCE LINE 37.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°30' WEST ALONG SAID ROCK WALL 87.33 FEET; THENCE DUE SOUTH ALONG SAID ROCK WALL 36.62 FEET TO A EXISTING WOOD FENCE; THENCE NORTH 89°25' WEST ALONG SAID FENCE LINE 53.17 FEET TO THE EAST LINE OF LOT 3 SCOTTISH HEIGHTS NO. 1 SUBDIVISION; THENCE NORTH 2°30' WEST ALONG SAID LINE 1.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 40.58 FEET; THENCE NORTH 17°59'21" WEST 148.04 FEET TO THE SOUTH LINE OF SCOTTISH HEIGHTS 1-A SUBDIVISION; THENCE NORTH 88°17'55" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 185.86 FEET TO AN EXISTING FENCE LINE; THENCE SOUTH 20°15' EAST ALONG SAID FENCE LINE 118.75 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT AT THE INTERSECTION OF A ROCK WALL AND A FENCE LINE, SAID POINT BEING NORTH 39°54'10" WEST ALONG THE SECTION LINE 1375.65 FEET AND NORTH 20°15' WEST ALONG SAID FENCE LINE 37.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°30' WEST ALONG SAID ROCK WALL 87.33 FEET; THENCE DUE SOUTH ALONG SAID ROCK WALL 36.62 FEET TO AN EXISTING WOOD FENCE; THENCE NORTH 89°25' WEST ALONG SAID FENCE LINE 53.17 FEET TO THE EAST LINE OF LOT 3 SCOTTISH HEIGHTS NO. 1 SUBDIVISION; THENCE NORTH 2°30' WEST ALONG SAID LINE 1.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 89°54'10" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 40.58 FEET; THENCE NORTH 17°59'21" WEST 33.5 FEET, MORE OR LESS, TO AN EXISTING BLOCK WALL; THENCE ALONG SAID BLOCK WALL NORTH 74°45'09" EAST 181.41 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE SOUTH 20°15' EAST ALONG SAID FENCE LINE 47.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Said property is also known by the street address of:
3256 E MCNEILL CIR, COTTONWOOD HEIGHTS, UT 84093

When recorded, return to:

Gregory N. Barrick
111 South Main Street, Suite 2400
Salt Lake City, Utah 84111

13767995
9/8/2021 3:49:00 PM \$40.00
Book - 11235 Pg - 9124-9126
RASHELLE HOBBS
Recorder, Salt Lake County, UT
DURHAM, JONES AND PINEGAR
BY: eCASH, DEPUTY - EF 3 P.

Tax Parcel ID No.: 22-35-453-009-0000

TRUSTEE'S DEED

This Trustee's Deed is made this and given as of September 7, 2021, by GREGORY N. BARRICK, as trustee under the Trust Deed described below ("Trustee"), as grantor, to and in favor of Legacy Estate Holding Company, LLC, a Delaware limited liability company, as grantee.

R E C I T A L S

A. Trustee is the trustee under that certain Deed of Trust dated September 10, 2012 (the "Trust Deed"), executed by John Kimball Watson and Barbara Brown Watson, as Trustees of "The Watson Residence Trust," dated July 21, 2008, as Trustor, and naming Legacy Estate Holding Company, LLC, as Beneficiary. The Trust Deed was recorded in the official records of the Salt Lake County Recorder, State of Utah, on September 20, 2012, in Book 10058, at Pages 1771 - 1778, as Entry No. 11475536. The Trust Deed encumbers the following real property in Salt Lake County, Utah, commonly referred to as 3256 McNeill Circle, Sandy, Utah 84092, and more particularly identified as follows (the "Property"):

LOT 12 SCOTTISH HEIGHTS, NO. 1-A, according to the official plat thereof, records of Salt Lake County, State of Utah.

B. A default having occurred in the obligations secured by the Trust Deed, Trustee caused a Notice of Default and Election to Sell dated February 25, 2021 (the "Notice of Default"), to be recorded in the official records of the Salt Lake County Recorder on February 25, 2021, recorded in Book 11125, at Pages 2663 - 2665, as Entry Number 13578133. Not later than ten (10) days after such recording, Trustee caused a copy of the Notice of Default, with the recording date noted thereon, to be mailed by registered or certified mail, return receipt requested, to the Trustor and all persons who duly recorded a request for such notice prior to the recordation of the Notice of Default.

C. The aforesaid default not having been cured within three (3) months after the date the Notice of Default was recorded, Trustee caused a Notice of Trustee's Sale dated July 28, 2021 (the "Notice of Sale"), to be published for three (3) consecutive weeks in a newspaper having a general circulation in Salt Lake County, the county in which the Property is located, with the first publication occurring on August 4, 2021, and the last publication occurring on August 18, 2021.

D. Not less than twenty (20) days prior to the proposed trustee's sale, the Trustee also caused copies of the Notice of Sale to be (1) mailed by registered or certified mail, return receipt requested, to the Trustor and to each person who duly recorded a request for notice thereof, and (2) posted in a conspicuous place on the Property and at the office of the Salt Lake County Recorder, State of Utah.

E. Not less than thirty (30) days prior to the proposed trustee's sale, the Trustee also caused copies of the Notice of Sale to be published on the legal notice website established by the combined efforts of Utah's newspapers.

F. On September 7, 2021, at 9:00 a.m., at the main entrance of the Matheson Courthouse, Salt Lake County District Court, 450 South State Street, Salt Lake City, Utah, being the appointed place and hour of the trustee's sale as set forth in the Notice of Sale, the Trustee caused the Property to be sold by public auction to the highest bidder.

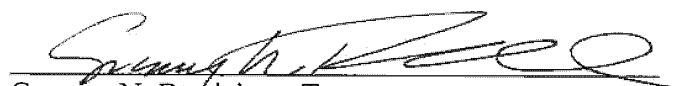
G. The Trustee has duly complied with all of the requirements of UTAH CODE ANN. Sections 57-1-19 through 57-1-36 relating to the exercise of the power of sale and the sale of the Property pursuant to the Trust Deed.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, and pursuant to the power of sale granted in the Trust Deed, and in accordance with the requirements of UTAH CODE ANN. Sections 57-1-19 through 57-1-36 relating to the exercise of the power of sale and the sale of the Property pursuant to the Trust Deed, Trustee, as "Grantor," hereby assigns, transfers and conveys to Legacy Estate Holding Company, LLC, a Delaware limited liability company, as "Grantee," all of Trustee's title in the Property, and all right, title, interest, and claim of Trustor and Trustor's successors-in-interest and of all persons claiming by, through, or under them, in and to the Property, including all right, title, interest, and claim in and to the Property acquired by Trustor or Trustor's successors-in-interest subsequent to the execution of the Trust Deed.

The address of Grantee for purposes of sending tax notices and other matters is:

13337 Sunset Stream Ct
Draper, Utah 84020

Dated as of September 8, 2021.



Gregory N. Barrick, as Trustee

[Notary Acknowledgment on following page]

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 8th day of September, 2021, before me, the undersigned notary public, personally appeared Gregory N. Barrick, the signer of the foregoing instrument, who duly acknowledged to and before me that he signed the same.

Marsha Gordon
Notary Public

[SEAL]

