

FIVE (5) DAY NOTICE TO QUIT

TO: _____

NOTICE IS HEREBY GIVEN THAT:

Pursuant to that certain Trustee's Deed dated _____, and recorded _____ in the Office of the _____ County Recorder, State of Utah, the following described property purportedly located at _____ ("Property") has been conveyed to _____, which Property is more particularly described as:

_____ (Legal Description).

_____ (Tax ID)

WITHIN FIVE (5) CALENDAR DAYS after service of this notice upon you, you are hereby required to vacate and deliver up all possession of the Property of which you are now in possession to _____, who is authorized to receive possession thereof, or legal proceedings will be instituted against you to recover possession of the Property with **TREBLE DAMAGES** from a date five (5) calendar days after this notice has been served upon you.

IF YOU FAIL to vacate the Property within the period described herein, you will be unlawfully detaining possession of the Property and in accordance with *Utah Code Ann.* § 78B-6-811 you will be liable for **TREBLE DAMAGES** for such unlawful detainer and an action will be commenced against you for three times the damage assessed by the Court for unlawful detainer, together with the costs of the legal action.

This notice has been given in accordance with the provisions of *Utah Code Ann.* § 78B-6-802, §78B-6-802.5 and §78B-6-805 (2008).

Dated this _____ day of _____.

FIVE (5) DAY NOTICE TO QUIT

TO: ALL OTHER OCCUPANTS

NOTICE IS HEREBY GIVEN THAT:

Pursuant to that certain Trustee's Deed dated _____, and recorded _____ in the Office of the _____ County Recorder, State of Utah, the following described property purportedly located at _____ ("Property") has been conveyed to _____, which Property is more particularly described as:

_____ (Legal Description).

_____ (Tax ID)

WITHIN FIVE (5) CALENDAR DAYS after service of this notice upon you, you are hereby required to vacate and deliver up all possession of the Property of which you are now in possession _____, who is authorized to receive possession thereof, or legal proceedings will be instituted against you to recover possession of the Property with **TREBLE DAMAGES** from a date five (5) calendar days after this notice has been served upon you. If you feel that you are entitled to other protections pursuant to Section 702 of the "Protecting Tenants at Foreclosure Act of 2009", please contact our office immediately to avoid the initiation of proceedings against you.

IF YOU FAIL to vacate the Property within the period described herein, you will be unlawfully detaining possession of the Property and in accordance with *Utah Code Ann.* § 78B-6-811 you will be liable for **TREBLE DAMAGES** for such unlawful detainer and an action will be commenced against you for three times the damage assessed by the Court for unlawful detainer, together with the costs of the legal action.

This notice has been given in accordance with the provisions of *Utah Code Ann.* § 78B-6-802, §78B-6-802.5 and §78B-6-805 (2008).

Dated this ____ day of _____.

This form was prepared by the law firm of **Smith Knowles, P.C. and Attorney Kenyon D. Dove** ©

For more information please contact us at: Telephone: 801-476-0303; Email: kdove@smithknowles.com

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