

After Recording Return To:

Western Savings and Loan Company
41 East 100 South
Salt Lake City, Utah 84111

Attn: Kevin Hadlock

4346374

TRUSTEE'S DEED

1450

Rebecca Ann
XREBECCA GRAY

UTAH TITLE
DEP

Nov 7 4 42 PM '86

KATHI L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

This Deed is made by J. SCOTT LUNDBERG, as successor Trustee under the hereinafter mentioned and described Trust Deed, in favor of WESTERN SAVINGS AND LOAN COMPANY, 41 East 100 South, Salt Lake City, Utah 84111, as Grantee.

WHEREAS, on April 15, 1985, BERTAGNOLE INVESTMENT COMPANY LIMITED PARTNERSHIP, as Trustor, executed and delivered to WESTERN SAVINGS AND LOAN COMPANY, as Trustee and Beneficiary, a certain Trust Deed to secure the performance by said Trustors of their obligations under a Promissory Note executed and delivered for a valid consideration to WESTERN SAVINGS AND LOAN COMPANY on or about April 15, 1985. Said Trust Deed was recorded in the office of the Recorder of Salt Lake County, State of Utah, on April 17, 1985, as Entry No. 4074969 in Book 5646 at Page 1785, and covered the property hereinafter described; and

WHEREAS, breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to; and

WHEREAS, J. SCOTT LUNDBERG was duly appointed by the Beneficiary as successor Trustee by a Substitution of Trustee dated March 19, 1986, and recorded in the Office of the County Recorder of Salt Lake County, State of Utah, on April 9, 1986, as Entry No. 4227364 in Book 5754 at Page 382; and

WHEREAS, J. SCOTT LUNDBERG, successor Trustee under said Trust Deed, executed and thereafter filed for record in the Office of the County Recorder of Salt Lake County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on April 9, 1986, as Entry No. 4227365 in Book 5754 at Page 386; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute his Notice of Trustee's Sale stating that he, as such Trustee, by the virtue of the authority in him vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described, and fixing the time and place of said sale as October 30, 1986, at 10:15 a.m. of said day, Courts Building, Salt Lake City, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold; and said successor Trustee did cause a copy of said notice to be published once a week for three consecutive weeks before the date of sale therein fixed in the Salt Lake Times, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being October 9, 1986, and the last date being October 17, 1986; and

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WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, said successor Trustee did at the time and place of sale fixed as aforesaid did postpone said sale until Friday, October 31, 1986 at 3:00 p.m. and did then and there sell, at public auction, to Grantee above named, being the highest bidder therefor, the property described for the sum of \$2,216,640.00 paid in cash, lawful money of the United States of America.

NOW, THEREFORE, successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority in him by said Trust Deed, does by these presents grant and convey unto Grantee above named, but without any covenant or warranty, express or implied, all of that certain property situated in Salt Lake County, State of Utah, described as follows:

See Attached Exhibit "A."

DATED this 3rd day of November, 1986.

J. Scott Lundberg

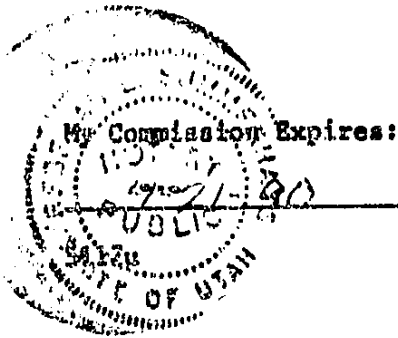
J. Scott Lundberg
Successor Trustee

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

On the 3rd day of November, 1986, personally appeared before me J. SCOTT LUNDBERG, who being by me duly sworn, did say that he is an attorney authorized to practice before the Supreme Court of the State of Utah and a member in good standing of the Utah State Bar, and said J. SCOTT LUNDBERG duly acknowledged to me that he executed the foregoing instrument as successor Trustee.

Richard J. Summers

Notary Public
Residing at Salt Lake City, Utah



REC-5838757-491

EXHIBIT "A", CONTINUED. . . .

PARCEL NO. 6:

✓ The Southwest quarter of Section 28, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 7:

✓ The South one-half of Section 29, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 8:

BEGINNING at a point which lies 374.65 feet West from the Northeast corner of Section 33, Township 1 North, Range 2 East, Salt Lake Base and Meridian, and following the Northwest boundary of Little Mountain Subdivision No. 1 South 32°45' West, 370.00 feet; thence South 69°45' West 125.00 feet; thence South 42°30' West 520.00 feet; thence South 56°45' West 160.00 feet; thence South 49°00' West 905.00 feet; thence South 65°15' West 745.00 feet; thence South 49°15' West 1030.00 feet; thence South 29°54' West 34.14 feet; thence North 65°30' West 26.05 feet to the Easterly line of Margarethe Subdivision; thence following the boundary of the Margarethe Subdivision North 24°30' East 384.46 feet; thence North 65°30' West 550.00 feet; thence South 24°30' East 342.81 feet; thence South 89°23' West 546.85 feet; thence South 73°25' West 736.07 feet, more or less, to a point on the West section line of Section 33; thence North along the section line 2548.64 feet, more or less, to the Northwest corner of Section 33; thence East along the North section line of Section 33, 4782.41 feet, more or less, to the point of BEGINNING.

PARCEL NO. 9:

The East one-half of the Northeast quarter of Section 32, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 10:

A parcel of land located in Section 32, Township 1 North, Range 2 East, Salt Lake Base and Meridian, being further described as follows:

BEGINNING at a point North 1320.00 feet along the West line of said Section 32, from the Southwest corner of said Section 32; thence continuing along said West line 3960.00 feet to the Northwest corner of said Section 32; thence East 3984.75 feet; thence South 2640.12 feet; thence West 2640.00 feet; thence South 889.66 feet; thence South 61°42'00" West 132.26 feet; thence South 71°01'00" West 1130.19 feet; thence West 134.83 feet to the point of BEGINNING.

(Continued)

Plat SW SE ✓

N^o NE SW NE call NW ✓

E^o NE

call NW W^o NE NW SW ✓

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EXHIBIT "A" CONTINUED.

PARCEL NO. 11:

lots 59 & 60
Lots 59 and 60, MARGARETHE SUBDIVISION, a subdivision located in Section 33, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

~~100-575-100~~
285

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EXHIBIT "A"

PARCEL NO. 1:

SSE
WSE

The Southhalf of the Southeast quarter and the Northwest quarter of the Southeast quarter of Section 15, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 2:

NE
SE

COMMENCING at the Southeast corner of Section 16, Township 1 North, Range 2 East, Salt Lake Base and Meridian, and running thence North 40°52' West 673.73 feet; thence South 67°35' West 200 feet; thence North 15°22' East 1523.53 feet; thence North 74°23' West 680.56 feet; thence North 26°23' West 61.88 feet; thence North 69°33' West 232.1 feet; thence North 23°46' West 227.34 feet; thence North 48°32' East 618.17 feet; thence North 8°12' West 437.6 feet; thence North 48°48' East 642.85 feet; thence North 41°12' West 986.93 feet; thence North 9°16' East 323.51 feet; thence North 653.4 feet, more or less, to the North line of said Section 16; thence East 980 feet, more or less, to the Northeast corner of said Section; thence South on the East line of said Section 5280 feet to the point of BEGINNING.

PARCEL NO. 3:

SWS
WSE

COMMENCING 30 rods North from the Southeast corner of Section 21, Township 1 North, Range 2 East, Salt Lake Base and Meridian, thence North 819.6 feet; thence North 45°11' West 507.86 feet; thence North 10°38' West 265 feet, more or less, to center line of said Section 21; thence West 4865 feet, more or less, along said center line to the West line of said Section; thence South 80 rods; thence East 320 rods to the point of BEGINNING.

PARCEL NO. 4:

NE

The Northwest quarter of the Northwest quarter of Section 22, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 5:

SW
NW
SW

BEGINNING at a point 25 feet North from the Southwest corner of Section 27, Township 1 North, Range 2 East, Salt Lake Base and Meridian, thence running North 3,935 feet; thence South 53° East 1,128.0 feet; thence South 36° East 1,465.4 feet; thence South 48°45' West 591.3 feet; thence South 9°10' West 190.0 feet; thence South 23° East 80.0 feet; thence South 24° West 370.0 feet; thence South 53°30' West 480.0 feet; thence South 29° West 210.0 feet; thence South 46°30' West 380.0 feet; thence South 49° West 335.0 feet to the point of BEGINNING.

BOOK COPY
NO. RECORDED

NOT RECORDED

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(Continued)