

5649985

RECORDED AT THE REQUEST OF:

First Security Bank of Utah,
National Association

SW/10

WHEN RECORDED MAIL TO:

First Security Bank of Utah,
National Association
ATTN: Special Loans Department
Foreclosure Office
79 South Main Street, 11th Floor
Salt Lake City, Utah 84111

5649985
05 NOVEMBER 93 04:48 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: SHARON WEST , DEPUTY

Loan Number: 068-006591011-12807
FD Number: 93-011

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 26th day of October, 1993, First Security Bank of Utah, National Association, a national banking association, whose address is 79 South Main Street, 11th Floor, Salt Lake City, Utah 84111 as SUCCESSOR TRUSTEE (hereinafter "GRANTOR") under the deed of trust hereinafter described, grants and conveys to the Administrator, U.S. Small Business Administration, an Agency of the United States of America.

whose address is 125 South State Street, Room 2237
Salt Lake City, Utah 84138-1195

(hereinafter "GRANTEE") WITHOUT any covenant or warranty, express or implied, all of the real property situated in Salt Lake County, State of Utah, described as follows:

See Exhibit "A" attached hereto for Legal Description, and the same by this reference is incorporated herein and made a part hereof.

GRANTOR makes this transfer and conveyance pursuant to the powers conferred by that certain deed of trust dated June 7, 1989, securing a note in the original amount of One Hundred Fifty Thousand and 00/100's Dollars (\$150,000.00). Said deed of trust was recorded June 13, 1989, in the office of the Salt Lake County Recorder, as Entry Number 4787624, in Book 6135, at Page 1147 at

BK 6795 FG 2929

seq., (hereinafter called the "Deed of Trust") wherein Steel Contractors, Incorporated, successor by merger to Steel Contractors, Inc., as TRUSTOR, conveyed to First American Title Company, as ORIGINAL TRUSTEE, the aforescribed property for the benefit of First Security Bank of Utah, N.A, as ORIGINAL BENEFICIARY. GRANTOR was substituted as SUCCESSOR TRUSTEE by that Substitution of Trustee dated May 3, 1993, which was recorded on May 4, 1993, as Entry Number 5496156, in Book 6656, at Page 2254 at seq., in the office of the County Recorder of Salt Lake County, State of Utah. This grant and conveyance is made after the fulfillment of the conditions specified in said Deed of Trust and in compliance with the requirements of Utah Code Annotated §§ 57-1-19 through 57-1-36 (1953, as amended) are as follows:

1. Breach and default under the terms of the Deed of Trust as set forth in the Notice of Default and Election To Sell Property Under Deed of Trust hereinafter referred to, which default continued to the time of sale under said Deed of Trust.

2. Notice of said default and demand for sale was duly given to GRANTOR by BENEFICIARY. Notice of the declaration of said default and demand for sale pursuant to the terms of said Deed of Trust was given to TRUSTOR by filing for record on May 24, 1993, in the office of the Salt Lake County Recorder, State of Utah, a Notice of Default and Election To Sell Property Under Deed of Trust, as prescribed by applicable statute, as Entry Number 5509933, in Book 6668, at Page 1896 at seq. and required copies, with the recording date shown thereon, were mailed by certified mail to the TRUSTOR at the address on the Trust Deed, and to any other known addresses of the TRUSTOR, and to other persons having requested the same in accordance with the provisions of applicable Utah statute not later than ten (10) days after such filing for record.

3. Over three (3) months elapsed after the recording of said Notice of Default and Election To Sell Property Under Deed of Trust, at which time the GRANTOR executed a Notice of Trustee's Sale stating that, by virtue of authority granted pursuant to said Deed of Trust, GRANTOR would sell at public auction to the highest bidder, for cash in lawful money of the United States, the aforescribed property. Said Notice of Trustee's Sale fixed the time and place of sale as 11:30 on October 26, 1993, at the North Entrance Steps of the Salt Lake County Courthouse located at 240 East 400 South, Salt Lake, Utah, and GRANTOR caused copies of such notice to be posted for not less than twenty (20) days before the date of said sale in some conspicuous place on the said property and in three (3) public places in the city or county in which the property or some portion thereof is situated. GRANTOR also

caused a copy of said Notice of Trustee's Sale to be published once a week for three consecutive weeks (the last such publication being at least 10 but not more than 30 days before the date of sale) in a newspaper having a general circulation in the county in which the said property, or a portion thereof, is situated, publication dates being October 1, 1993, October 8, 1993, October 15, 1993. At least 20 days before the date of the sale, GRANTOR also mailed by certified mail to Trustor and to other persons having requested the same in accordance with the provisions of Utah statute, copies of the aforesaid Notice of Trustee's Sale.

4. All applicable statutory provisions of the State of Utah and all provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given in connection with a sale by the SUCCESSOR TRUSTEE under the said Deed of Trust.

5. The GRANTOR, at the time and place of sale fixed in accordance with the foregoing, then and there sold, at public auction, to GRANTEE, who was the highest bidder therefore, the property herein described, in full accordance with the laws of the State of Utah and with the terms of the said Deed of Trust.

Dated this 26th day of October, 1993.

GRANTOR

First Security Bank of Utah,
National Association as
Successor Trustee

BY: 

David Golden

ITS: Vice President

ACKNOWLEDGMENT

STATE OF UTAH)
) : ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this 21st
day of October, ~~January~~ 1993, by Dave Golden as Vice
President ~~on behalf of First Security Bank of Utah, N.A..~~



NOTARY PUBLIC
GENEIL CAPSON
79 So. Main #1100
S.L.C., UT 84111
COMMISSION EXPIRES
NOV. 11, 1988
STATE OF UTAH

Geneil Capson
Notary Public

Residing at:

Salt Lake City, Utah

My Commission Expires:

11/11/93

Attachment to Trustee's Deed
First Security Bank of Utah, N.A.
Dated: _____

EXHIBIT "A"

Legal Description

The following real property is situated in Salt Lake County, State of Utah, and is particularly described and defined as:

Parcel No 1:
BEGINNING at the North west corner of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, running thence South 39.56 rods; thence East 27.6 rods; thence North 39.56 rods; thence West 27.6 rods to the place of BEGINNING.

EXCEPTING THEREFROM a parcel of land in fee for a freeway known as Project No. 215-9, being part of an entire tract of property, in Lot 4 of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

BEGINNING at the intersection of the South right of way line of the Salt Lake Garfield and Western Railroad and the West line of said Section 3, which point is 33 feet South from the Northwest corner of said Section 3; thence South 619.74 feet; thence East 378.13 feet to a point 90 feet radially distant Northeasterly from the center line of the "J" Ramp of said project at Engineer Station 27+05.94; thence Northwesterly 178.82 feet along the arc of a 1055.92 foot radius curve to the right (Note: Tangent to said curve at its point of beginning bears North 50°49' West); thence Northwesterly 543.71 feet along the arc of an 1145.92 foot radius curve to the right to said South right of way line of Salt Lake Garfield and Western Railroad (Note: Tangent to said curve at its point of beginning bear North 36°38'5" West); thence West 38.78 feet to the point of beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah.

ALSO EXCEPTING THERFROM the following described property:

BEGINNING at the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°57'27" East 175.00 feet along the base line; thence South 33.13 feet to

the South right-of-way line of the Salt Lake Garfield and Western Railroad, thence West 175.00 feet along said South right-of-way line to the East right-of-way line of a State Road known as I-215; thence North 33.00 feet along said State right-of-way line to the point of BEGINNING.

ALSO EXCEPTING THEREFROM the following described property: BEGINNING at a point 175.00 feet North 89°57'27" East along the base line from the Northwest corner of Section 3, Township 1 South, Range 1 West Salt Lake Base and Meridian, thence North 89°57'27" East 184.00 feet along said base line; thence South 33.27 feet to the South right-of-way line of the Salt Lake Garfield and Western Railroad; thence West 184.00 feet; along said South right-of-way line; thence North 33.13 feet to the point of BEGINNING.

ALSO EXCEPTING THEREFROM the following described property: An additional parcel of land in fee for the "Z" Ramp of a freeway known as Project No. 215-9, being part of an entire tract of property, situate in Lot 4 of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian. Said parcel of land is a strip of land 40.00 feet wide adjoining easterly the former easterly right-of-way and no-access line of said freeway. Said former easterly right-of-way and no-access line is described and follows:

BEGINNING in the South boundary line of said entire tract at a point approximately 652.74 feet South and 378.13 feet East from the Northwest corner of said Section 3, said point of beginning is 90.00 feet radially distant Northeasterly from the centerline of the J-Ramp of said project at Engineer Station 27+05.94; and running thence Northwesterly 178.82 feet along the arc of a 1055.92 foot radius curve to the right. (Note: Tangent to said curve at its point of beginning bears East 50°49' West); thence Northwesterly 543.71 feet along the arc of an 1145.92 foot radius curve to the right, to the North boundary line of said entire tract (Note: Tangent to said curve at its point of beginning bears North 36°38'59" West) as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 0.67 acre, more or less.

PARCEL NO. 2:

BEGINNING 455.4 feet East of the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, and running thence East 4 rods; thence South 20 rods; thence West 4 rods; thence North 20 rods to the place of BEGINNING.

PARCEL NO. 3

BEGINNING at a point 521.4 feet East of the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, and running thence South 330 feet; thence West 66 feet; thence South 322.74 feet; thence East 230 feet, more or less, to the center of

Brighton North Point Irrigation Company Canal; thence Northwesterly along center of said canal 670 feet, more or less, to a point 30 feet East of the place of beginning; thence West 30 feet to the place of BEGINNING.

PARCEL NO. 4

BEGINNG North 89°12'01' East 551.4 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Meridian, and running thence North 89°12'01" East 521.18 feet; thence South 0°03'08" East 201.72 feet; thence North 89°58'22" East 214.4 feet; thence South 0°03'08" East 11.3 feet; thence South 89°58'22" West 200 feet; thence South 0°03'08" East 100 feet; thence South 89°58'22" West 472.31 feet, to the center of Brighton North Pint Irrigation Company Canal; thence North 14°05' West 313.16 feet more or less, to the point of BEGINNING.

PARCEL NO. 5

BEGINNING at a point North 89°12'01' East along Section line 1072.58 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°12'01' East along Section line 214.42 feet; thence South 0°03'08" East 204.62 feet; thence South 89°58'22" West 214.40 feet; thence North 0°03'08" West 201.72 feet to the point of BEGINNING.

PARCEL NO. 6

BEGINNING on the West line of Orange Street at a point North 89°12'01" East along Section line 1287.0 feet and South 0°03'08" East 215.92 feet from the Northwest corner of Section 3, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°03'08" East along said West line of street, 100.0 feet; thence South 89°58'22" West 200.0 feet; thence North 0°03'08" West 100.0 feet; thence North 89°58'22" East 200.0 feet to the point of BEGINNING.

* * *