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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
RICHER & OVERHOLT
901 W BAXTER DR
SOUTH JORDAN UT 84095
BY: ZJM, DEPUTY - WI 3 P.

WHEN RECORDED RETURN TO:
Samuel P. Gardiner
DORSEY & WHITNEY, LLP
170 South Main Street, Suite 900
Salt Lake City, Utah 84101-1855
Telephone: (801) 933-7362

Tax Parcel Nos. 16-06-401-008
16-06-401-009

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 26th day of October, 2007, by Arnold Richer, Successor Trustee (hereinafter "Trustee"), and pursuant to the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing (hereinafter "Trust Deed"), hereinafter described, grants and conveys to Harryhausen, LLC, c/o Samuel P. Gardiner, DORSEY & WHITNEY, LLP, 170 South Main Street, Suite 900, Salt Lake City, Utah 84101-1855 (hereinafter "Grantee"), WITHOUT any covenant or warranty, express or implied, all of the real property situated at 336 South 400 East, Salt Lake City, County of Salt Lake, State of Utah, and described as follows:

Parcel 1:

Commencing 3 1/4 rods South of the Northeast corner of Lot 7, Block 36, Plat "B", Salt Lake City Survey, and running thence South 3 1/4 rods; thence West 10 rods; thence North 3 1/4 rods; thence East 10 rods to the place of beginning.

Parcel 2:

Beginning at the Southeast corner of Lot 7, Block 36, Plat "B", Salt Lake City Survey, and running thence West 10 rods; thence North 3 1/2 rods; thence East 10 rods; thence South 3 1/2 rods to the point of beginning.

(Property Address: 336 South 400 East, Salt Lake City, Utah 84111)

Trustee makes this transfer and conveyance pursuant to the powers conferred by that Trust Deed dated May 19, 2006, executed by Ellie and Harry, LLC as Trustor to secure obligations in favor of Tritalent Funding Group, LLC as Beneficiary recorded on May 22, 2006 as Entry No. 9730536, in Book 9297, at Pages 2714, et seq. The aforescribed property was so conveyed pursuant to said Trust Deed to secure, among other obligations, the payment of that certain Promissory Note and interest therein, as described in said Trust Deed.

An Assignment was executed by Tritalent Funding Group, LLC as Assignor, in which Harryhausen, LLC is named as Assignee, which Assignment was filed for record on October 24, 2007 and was recorded as Entry No. 10257412 in the official records of the Salt Lake County Recorder, State of Utah.

This grant and conveyance is made after the fulfillment of the conditions specified in said Trust Deed and pursuant to the following:

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

2. Notice of the declaration of said default was duly given to Trustor and demand for sale pursuant to the terms of said Trust Deed made, and thereafter, there was filed for record on May 8, 2007, in the office of the Salt Lake County Recorder a Notice of Default, as prescribed by applicable statute, as Entry No. 10093046, Book 9461, Pages 4973-4974 and required copies were sent to the Trustor and to other persons having requested the same in accordance with the provisions of the applicable statute within ten (10) days of such filing for record.

3. Three (3) months elapsed after the filing of said Notice of Default, at which time Arnold Richer executed a Notice of Trustee's Sale stating that, by virtue of authority granted pursuant to said Trust Deed, Trustee 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 October 26, 2007 at 10:00 o'clock a.m., at the Third District Court, West Jordan Department (main entrance) located at 8080 South Redwood Road, West Jordan, Utah 84084, and Trustee 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 said property, at the Salt Lake County Recorder's Office and in two (2) public places in the city or county in which the property or some portion thereof is situated. Trustee also caused a copy of said Notice of Trustee's Sale to be published once a week for three (3) consecutive weeks (the last such publication being at least ten (10) but not more than thirty (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, the last date of such publication being October 12, 2007.

4. All applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given.

5. The Trustee, at the time and place of sale fixed in accordance with the foregoing, by and through his duly appointed agent, then and there sold, at public auction, to Grantee, who was the highest bidder therefor, the property hereinbefore described, for the sum of Three Hundred Twelve Thousand, One Hundred Twenty Dollars and Eighty-Four Cents (\$312,120.84) in full accordance with the laws of the State of Utah and within the terms of said Trust Deed, subject to all superior interests and real property taxes due and owing.

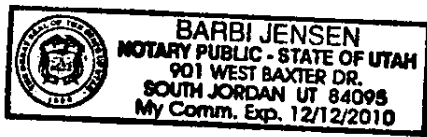
DATED this 26th day of October, 2007.

RICHER & OVERHOLT, P.C.

By: Arnold Richer
Arnold Richer
Successor Trustee

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

On this 26th day of October, 2007, personally appeared before me Arnold Richer, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Barbi Jensen
NOTARY PUBLIC
Residing in Salt Lake County, UT
My Commission Expires: 12/12/2010