

Ent: 360176 - Pg 1 of 3
Date: 9/15/2011 3:59:00 PM
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Filed By: eCASH
Jerry M. Houghton, Recorder
Tooele County Corporation
For: Durham Jones & Pinegar - St. George

WHEN RECORDED MAIL TO:

Michael A. Day
DURHAM, JONES & PINEGAR, P.C.
192 East 200 North, 3rd Floor
St. George, Utah 84770

CORRECTED TRUSTEE'S DEED

This Corrected Trustee's Deed is being recorded to amend the legal description contained in the Trustee's Deed recorded August 18, 2010, as Entry No. 345760, records of Tooele County, Utah.

This indenture, is made this 15th day of September, 2011, between Michael A. Day as "Trustee" and "Grantor" hereunder and Sea Ray Investments, LLC, whose address is 144 West Brigham Road, Suite 5, St. George, Utah 84790, as "Grantee" hereunder.

WHEREAS, by a Trust Deed with Power of Sale and Assignment of Rents (the "Trust Deed") dated September 15, 2006, and recorded October 4, 2006, as Entry No. 269038 records of the Tooele County Recorder, South Willow Ranches L.L.C., Alan D. Johnson and Shelley C. Johnson, collectively as Trustor, did convey to Security Title Insurance Agency of Utah as Trustee, upon the trust therein expressed, the property hereinafter described to secure the payment of a certain Trust Deed Note (the "Note") and other obligations as more particularly set forth in the Trust Deed; and

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

WHEREAS, Michael A. Day was appointed as a successor Trustee (the "Trustee") by Beneficiary by a Substitution of Trustee duly executed and recorded January 21, 2010, as Entry No. 337456, in the records of Tooele County, Utah; and

WHEREAS, Sea Ray Investments, LLC, being then the holder of the Note secured by the Trust Deed did cause the Trustee to execute a written Notice of Default and of election to cause said property to be sold to satisfy the obligations of the Trust Deed and accordingly, the Trustee did on January 21, 2010, file for record a Notice of Default which was duly recorded as Entry No. 337457 in the records of Tooele County, Utah;

WHEREAS, not later than 10 days after such Notice of Default was recorded, the Trustee mailed, by certified mail, with postage prepaid, a copy of such Notice of Default with the recording date shown thereon, addressed to the address of the said Trustor which was set forth in the said Trust Deed and to other known interested parties; and

WHEREAS, more than three months elapsed since the filing for record of the Notice of Default and during said three month period said default was not cured and said default continued; and

WHEREAS, the Trustee gave written notice of the time and place of sale particularly describing the property to be sold, as follows:

(a) by publication of such notice in the Tooele Transcript Bulletin a newspaper of general circulation in Tooele County, Utah, three times, once a week for three consecutive weeks, namely July 15, 22 and 29, 2010, the last publication being at least 10 days and not more than 30 days prior to the date of sale, and

(b) by posting such notice at least 20 days prior to the date of sale in a conspicuous place on the property to be sold and at the office of the Tooele County Recorder, and

(c) by mailing, by certified mail, with postage prepaid, at least 20 days prior to the date of sale, a copy of the Notice of Sale to Trustor, at the address set forth in the said Trust Deed; and

WHEREAS, at 1:00 p.m. on Tuesday, August 17, 2010, at the Tooele County Courthouse, 47 South 100 East, Tooele, Utah, that being the time and place specified in the Notice of Sale referred to hereinabove the Trustee sold the following described property at public auction to the Grantee, the highest bidder; and

WHEREAS, the sum bid by the Grantee has been received by the Trustee and applied by Trustee in accordance with the provisions of the Trust Deed.

NOW, THEREFORE, in consideration of the receipt of the sum of One Million Dollars (\$1,000,000.00) the amount so bid by the Grantee, the receipt of which is hereby acknowledged, Michael A. Day as Trustee and Grantor hereunder, does hereby convey to Grantee hereunder, all of the title of Michael A. Day as Trustee under the Trust Deed above described and all of the right, title interest and claim of the Trustor and Trustor's successors in interest, and of all persons claiming by, through, or under Trustor, including all such right, title, interest, and claim acquired by Trustor or Trustor's successors in interest subsequent to the execution of the Trust Deed above described in and to the following described real property located Tooele County, Utah, to-wit:

The proposed South Willow Ranches Phase 2, described as follows:

Beginning at a point that is South 89°31'49" West 219.65 feet from the South Quarter corner of Section 7, Township 3 South, Range 5 West, Salt Lake Base and Meridian, (Basis of Bearing being North 89°31'49" East 2527.31 feet between the South Quarter corner and the Southwest corner of said Section 7); and running thence South 89°31'49" West 2307.67 feet along the Section line to the Southwest corner of Section 7; thence North 00°43'28" East 875.02 feet along the Section line; thence South 89°16'32" East 380.00 feet; thence South 57°44'01" East 70.40 feet; thence North 89°49'09" East 988.35 feet; thence North 39°56'57" East 56.89 feet; thence North 00°08'52" West 166.51 feet; thence North 89°49'09" East 55.49 feet; thence Southeasterly 114.39 feet along the arc of a 220.00 foot radius curve to the right through a central angle of 29°47'33" (chord bears South 75°17'04" East 113.11 feet); thence North 39°56'57" East 304.42 feet; thence South 48°54'43" East 211.45 feet; thence South 44°08'54" East 60.21 feet; thence South 48°54'43" East 271.17 feet; thence South 01°41'12" East 66.94 feet; thence South 61°59'30" West 169.36 feet; thence South 29°14'10" East 361.22 feet; thence South 35°08'55" East 60.28 feet; thence South 00°28'11" East 360.37 feet to the point of beginning. (Being a part of 01-074-0-0045 and 01-074-0-0048)

Tax ID No. 15-092-1-0001

LESS AND EXCEPTING THE FOLLOWING:

Lots 201, 202, 203, 204, 205, 207, 223, 226, 231 AND 232, SOUTH WILLOW RANCHES PHASE 2, according to the official plat thereof, on file and of record in the Tooele County Recorder's Office.

THE REAL PROPERTY THAT IS TRANSFERRED BY THIS TRUSTEE'S DEED INCLUDES PROPERTY THAT MAY ALSO BE DESCRIBED AS FOLLOWS:

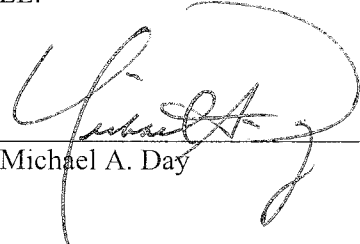
Lots 206, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 224, 225, 227, 228, 229, 230, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, Parcel A, Lots B, C and D, and Parcel E, SOUTH WILLOW RANCHES PHASE 2, according to the official plat thereof, on file and of record in the Tooele County Recorder's Office.

Tax ID Nos:

16-016-0-0206	16-016-0-0217	16-016-0-0229	16-016-0-0241
16-016-0-0208	16-016-0-0218	16-016-0-0230	16-016-0-0242
16-016-0-0209	16-016-0-0219	16-016-0-0233	16-016-0-0243
16-016-0-0210	16-016-0-0220	16-016-0-0234	16-016-0-000A
16-016-0-0211	16-016-0-0221	16-016-0-0235	16-016-0-000B
16-016-0-0212	16-016-0-0222	16-016-0-0236	16-016-0-000C
16-016-0-0213	16-016-0-0224	16-016-0-0237	16-016-0-000D
16-016-0-0214	16-016-0-0225	16-016-0-0238	16-016-0-000E
16-016-0-0215	16-016-0-0227	16-016-0-0239	
16-016-0-0216	16-016-0-0228	16-016-0-0240	

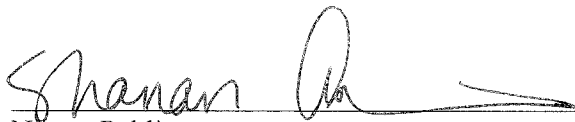
IN WITNESS WHEREOF, the Trustee and Grantor hereunder has caused this deed to be executed on the day and the year first above written.

TRUSTEE:

By: 
Michael A. Day

STATE OF UTAH)
) : ss
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 15th day of September, 2011, by Michael A. Day, Trustee.


Notary Public

(42435.08)

