

When Recorded Mail to:
 Stonefield Inc.,
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 Sparks, NV. 89434

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 3/31/2009 12:14:00 PM \$46.00
 Book - 9704 Pg - 2674-2677
 Gary W. Ott
 Recorder, Salt Lake County, UT
 METRO NATIONAL TITLE
 BY: eCASH, DEPUTY - EF 4 P.

TAX ID# 34-18-101-029
 MNT: 10513

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 19th day of March 2009, METRO NATIONAL TITLE COMPANY, acting as Trustee, of 345 East Broadway, Salt Lake City, Utah 84111 (hereinafter "Grantor"), as Trustee under the Trust Deed hereinafter described, grants and conveys to **Gary Nelson, Trustee of the Gary M. Nelson, Ltd., Pension Plan, a Nevada corporation** (hereinafter "Grantee") WITHOUT any covenant or warranty, express or implied, all of the real property situated in, Salt Lake County, State of Utah, and also situated in Salt Lake County, State of Utah, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

And, all Assignments of Rents, Security Agreement, Personal property, water rights or stock and any other rights property or interest secured by said Trust Deeds.

Grantor makes this transfer and conveyance pursuant to the powers conferred by that certain Deed of Trust, dated **July 9, 2008** and recorded on **July 9, 2008** in the official records of the **Salt Lake County Recorder**, wherein **Morningside, LLC, a Utah limited liability company** is named trustor, and **First American Title Insurance Company, a Utah corporation** as Trustee and for the benefit of **Gary Nelson, Trustee of the Gary M. Nelson, Ltd., Pension Plan, a Nevada corporation** as Beneficiary. The aforescribed property was so conveyed pursuant to the said Deed of Trust to secure, among other obligations, the payment of that certain Trust Deed Note and interest therein, as described in said Deed of Trust, and other sums of money advanced and interest thereon. This grant and conveyance is made after the fulfillment of the conditions specified in said Deed of Trust and authorizing the same as follows:

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

2. Notice of the declaration of said default was duly given to the Trustee and demand for sale pursuant to the terms of the Deed of Trust made and thereafter, the Notice of Default was filed for record on November 4, 2008 as Entry No. 10555261, in Book 9659 at page 4965 in the Salt Lake County Recorders office and required copies were sent to the Trustees and to other persons having requested and entitled to the same in accordance with the provisions of the applicable statutes within ten (10) days of such filing for record.


3. Three (3) months having elapsed after the filing of said Notice of Default, at which time the Trustee executed a Notice of 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 March 19, 2009 at 2:15p.m. at the front steps at the Main Entrance of the Salt Lake County Court House (450 South State Street, Salt Lake City, Utah) Salt Lake County, 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 said property and at the Salt Lake County recorders office as required by statutes of the State of Utah and published in a newspaper of general circulation in Salt Lake County where the property is located on February 09, 2009, February 16, 2009, and the last date of such publication being February 23, 2009 and mailed by certified mail to all persons legally entitled thereto.

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 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 hereinabove described, for the sum of **Two Hundred Thousand and 00/100 DOLLARS (\$200,000.00)** representing a credit bid.

This Trustee's Deed made and executed the day and year above set forth.


BY: ALFRED J. NEWMAN
Vice President
Metro National Title
Trustee

State of Utah County of Salt Lake) ss

On the 19th day of March 2009, personally appeared before me Alfred J. Newman, Vice President of Metro National Title, Trustee, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



Notary Public



EXHIBIT 'A'

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°51'23" EAST 1023.00 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION; THENCE SOUTH 45°06'23" WEST 1453.039 FEET TO THE WEST SECTION LINE OF SAID SECTION; THENCE NORTH 00°21'24" EAST 1023.00 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 THROUGH 28, INCLUSIVE, DEARBOURNE HEIGHTS P.U.D., PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE. TOGETHER WITH A RIGHT OF USE AND EASEMENT IN AND TO THE PRIVATE ROADS AND COMMON AREAS CONTAINED IN SAID DEARBOURNE HEIGHTS P.U.D., PHASE 1, WHICH IS APPURTENANT TO SAID LOTS 1 THROUGH 6 AND 23 THROUGH 28.

PARCEL 2:

A NON-EXCLUSIVE PERPETUAL EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT BY AND BETWEEN METROPOLITAN WATER DISTRICT OF SALT LAKE AND SANDY, AS GRANTOR, AND DH-DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 03, 2002 AS ENTRY NO. 8444036 IN BOOK 8696 AT PAGE 3077 OF OFFICIAL RECORDS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°21'24" WEST, 350.00 FEET ALONG THE SECTION LINE; THENCE NORTH 89°38'36" WEST, 15.00 FEET; THENCE NORTH 00°21'24" EAST, 300.00 FEET; THENCE NORTH 12°03'03" WEST, 51.20 FEET; THENCE NORTH 00°27'52" EAST, 480.51 FEET TO THE NORTHERN PROPERTY LINE OF THE PARCEL OWNED BY THE METROPOLITAN WATER DISTRICT; THENCE NORTH 70°18'40" EAST 27.70 FEET ALONG SAID NORTHERN PROPERTY LINE TO A POINT ON THE EAST SECTION LINE OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°27'52" WEST, 490.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A NON-EXCLUSIVE TEMPORARY EASEMENT ON, OVER, ACROSS AND THROUGH THE FOLLOWING DESCRIBED PROPERTY, AS SET FORTH IN THAT CERTAIN ACCESS AND UTILITIES EASEMENT (TEMPORARY) BY AND BETWEEN SORENSON ASSOCIATES, L.L.C. AND ALLIANCE CAPITAL DEVELOPMENT, LLC, AS GRANTOR, AND DH-DRAPER, LLC, AS GRANTEE, RECORDED DECEMBER 03, 2002 AS ENTRY NO. 8444037 IN BOOK 8696 AT PAGE 3081 OF OFFICIAL RECORDS, AMENDED BY AMENDMENT TO ACCESS AND UTILITY EASEMENT RECORDED OCTOBER 03, 2003 AS ENTRY NO. 8842800 IN BOOK 8923 AT PAGE 5881 OF OFFICIAL RECORDS, AND AFFIDAVIT OF CORRECTION RECORDED DECEMBER 15, 2003 AS ENTRY NO. 8924169 IN BOOK 8923 AT PAGE 5880 OF OFFICIAL RECORDS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, AS SHOWN ON THE SUBDIVISION PLAT ENTITLED "SOUTH POINTE COMMERCE CENTER SUBDIVISION," BOOK 2003P, PAGE 6 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, TOWNSHIP 4 SOUTH, RANGE 1 EAST; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION NORTH 60°19'24" EAST 855.68 FEET TO A POINT ON A NON-TANGENT 75.00 FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE RIGHT-OF-WAY OF 65 EAST (RADIUS BEARS NORTH 28°45'41" EAST); THENCE ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY 125.11 FEET, THROUGH A CENTRAL ANGLE OF 95°34'29"; THENCE NORTH 65°33'29" WEST, 11.00 FEET TO A POINT ON A NON-TANGENT 61.00 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 65°33'29" WEST); THENCE ALONG SAID CURVE 48.17 FEET, THROUGH A CENTRAL ANGLE OF 45°14'41"; THENCE SOUTH 69°41'12" WEST 50.17 FEET TO A POINT ON A 287.50 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 20°18'48" EAST); THENCE ALONG SAID CURVE 147.28 FEET, THROUGH A CENTRAL ANGLE OF 26°21'05"; THENCE SOUTH 40°20'07" WEST 61.57 FEET TO A POINT ON A 202.50 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 49°39'53" WEST); THENCE ALONG SAID CURVE 70.64 FEET, THROUGH A CENTRAL ANGLE OF 19°59'18"; THENCE SOUTH 60°19'24" WEST 613.46 FEET; THENCE SOUTH 29°40'36" EAST 48.55 FEET; THENCE NORTH 70°30'59" EAST 121.20 FEET TO THE POINT OF BEGINNING.
A.P.N. 34-18-101-029-0000