

When Recorded, Mail to:  
Lighthouse Cove Development, Inc.  
1626 Park Place  
PO Box 981014  
Park City, UT 84098-1014

ENT 75098:2015 PG 1 of 3  
**Jeffery Smith**  
**Utah County Recorder**  
2015 Aug 18 01:40 PM FEE 15.00 BY CLS  
RECORDED FOR Cohe Kinghorn, P.C.  
ELECTRONICALLY RECORDED

## TRUSTEE'S DEED

**Daniel J. Torkelson**, whose address is 111 East Broadway, Eleventh Floor, Salt Lake City, Utah 84111 (herein called "Trustee" or "Grantor"), as Trustee appointed for the purpose of foreclosing the Trust Deed hereinafter particularly described, does hereby bargain, sell, and convey without warranty to **Lighthouse Cove Development, Inc.**, a Utah corporation, whose address is 1626 Park Place, PO Box 981014, Park City, UT 84098-1014 ("Grantee"), the real property described on Exhibit "A" attached hereto and incorporated herein by this reference, situated in Utah County, State of Utah, together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof (the "Property").

This conveyance is made pursuant to the powers conferred upon Trustee by the Trust Deed executed by Land Solutions Partners – Harbor Point, LLC, as Trustor, in which Lighthouse Cove Development, Inc. was named as Beneficiary (the "Trust Deed"), which was filed for record on the 10th day of January, 2014, as Entry No. 2121:2014, in the Records of the County Recorder of Utah County, Utah, and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

(a) A Notice of Default was recorded with respect to the Trust Deed on March 31, 2015, as Entry No. 25704:2015, Records of the County Recorder of Utah County, Utah (the county in which the real property described in the Trust Deed is situated), the nature of such default being as set forth in said Notice of Default, and a copy of such notice was mailed by certified mail to each person who recorded a request therefor. Such default still existed at the time of sale.

(b) More than three months after recordation of the Notice of Default, Trustee gave notice of the time and place of the sale of the Property pursuant to a Notice of Trustee's Sale (the "Notice of Sale") which was (i) delivered by certified mail to each person who recorded a request thereof; (ii) posted in a conspicuous place on the real property to be sold and in the office of the Utah County Recorder; (iii) published in Provo Daily Herald, a newspaper having a general circulation in Utah County, Utah, the county in which the real property is situated; and (iv) published on a website established by the collective efforts of Utah's newspapers.

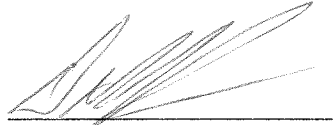
(c) The provisions, recitals and contents of the Notice of Default and the Notice of Sale referred to in paragraphs (a) and (b) above, are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) Trustee, on the 17<sup>th</sup> day of August, 2015, at the hour of 11:00 a.m., of said day, at the front entrance of the Fourth Judicial District Court Center, 125 North 100 West, Provo, Utah,

accepted bids for the Property at public auction. The highest bid for the Property was submitted by Grantee, which is the current holder of all right, title and interest in and with respect to the obligations secured by the Trust Deed. The Trustee accepted Grantee's credit bid of \$263,500.00 for the Property.

(f) All requirements of law regarding the mailing, posting, publications and recording of the Notice of Default and the Notice of Sale; and the conduct of the sale have been complied with.

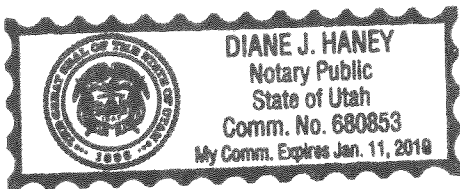
IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto subscribed this 18<sup>th</sup> day of August, 2015.

  
Daniel J. Torkelson

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

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2015, by Daniel J. Torkelson.

  
NOTARY PUBLIC



## EXHIBIT "A"

A parcel of land lying within the Northeast quarter of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the North quarter corner of said Section 19; thence South  $89^{\circ}45'55''$  East 270.32 feet; thence South  $00^{\circ}00'00''$  East 960.51 feet to the point of beginning; thence South  $85^{\circ}54'11''$  East 451.82 feet; thence South  $87^{\circ}36'50''$  East 252.13 feet; thence South  $22^{\circ}49'23''$  East 128.25 feet; thence South  $32^{\circ}10'02''$  East 130.06 feet; thence South  $21^{\circ}40'15''$  East 56.11 feet; thence South  $25^{\circ}14'55''$  East 121.60 feet; thence South  $64^{\circ}45'05''$  West 164.50 feet; thence South  $25^{\circ}14'55''$  East 517.01 feet; thence South  $76^{\circ}36'14''$  West 108.08 feet; thence South  $64^{\circ}45'05''$  West 6.23 feet; thence South  $64^{\circ}45'05''$  West 56.00 feet; thence South  $25^{\circ}14'55''$  East 3.75 feet; thence South  $65^{\circ}18'03''$  West 131.48 feet; thence South  $23^{\circ}41'10''$  East 160.37 feet; thence South  $89^{\circ}55'55''$  West 47.04 feet; thence North  $24^{\circ}42'10''$  West 967.16 feet; thence North  $40^{\circ}39'05''$  West 460.23 feet to the point of beginning.

SUBJECT TO a right-of-way and easement for pedestrian and vehicular access over and across the following described property:

A parcel of land lying within the Northeast quarter of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the North quarter corner of said Section 19; thence South  $89^{\circ}45'55''$  East 641.16 feet; thence South  $00^{\circ}00'00''$  East 1462.55 feet to a point on the Easterly right-of-way line of Redwood Road, said point being the point of beginning; thence North  $64^{\circ}45'05''$  East 505.70 feet; thence South  $21^{\circ}40'15''$  East 20.04 feet; thence South  $64^{\circ}45'05''$  West 504.64 feet, more or less, to the Easterly right-of-way of said Redwood Road; thence along said right-of-way North  $25^{\circ}42'10''$  West 20.00 feet to the point of beginning.

Tax I.D. No. 16-003-0034 (formerly a portion of 16-003-0024 and 16-003-0033)