

When Recorded Return to:  
 Brad C. Smith  
 Stevenson & Smith, P.C.  
 3986 Washington Boulevard  
 Ogden, Utah 84403

10086520  
 05/02/2007 02:59 PM \$20.00  
 Book - 9458 Pg - 9355-9359  
 GARY W. OTT  
 RECORDER, SALT LAKE COUNTY, UTAH  
 STEVENSON & SMITH PC  
 3986 WASHINGTON BLVD  
 OGDEN UT 84403  
 BY: EPM, DEPUTY - WI 5 P.

**AMENDED TRUSTEE'S DEED**  
**FOLLOWING TRUSTEE'S SALE**

Whereas, on 13 April 2007, Brad C. Smith, as Successor Trustee, recorded a Notice of Default and Notice of Election to Sell Property Under Trust Deed as Entry No. 9694114 in the Office of the Salt Lake County Recorder (said Notice of Default pertaining to a Trust Deed dated 21 September 1995, and was recorded in the office of the Salt Lake County Recorder as Entry No. 6180751, in Book 7240, at Page 2128), regarding the following property in Salt Lake County, Utah:

**PARCEL ONE (North Parcel; Tax Serial No. 27-23-376-019):**

BEGINNING at the Northeast Corner of Lot 66, CLOVER RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the Salt Lake County Recorder, said point also being approximately North 1772.1 feet and East 2138.3 feet and North 88°50' East 14.57 feet from the Southwest corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said subdivision and along Beckstead Ditch and the following 6 courses; thence South 40°41'00" East 66.600 feet; thence South 29°03'48" East 82.820 feet; thence South 08°54'12" East 177.830 feet; thence South 13°42'31" West 189.140 feet; thence South 20°52'51" West 159.920 feet; thence South 34°43'34" West 24.457 feet; thence leaving said subdivision and Beckstead ditch South 43°01'38" East 233.131 feet; thence East 322.520 feet; thence North 87°38'20" East 60.000 feet to a point on a 620.000 foot radius curve to the left (Bearing to center is North 87°38'20" East, Delta = 00°25'37"); thence along the arc of said curve 4.620 feet; thence East 348.129 feet to the West line of the Jordan River; thence along the West line of the Jordan River the following 7 courses: North 27°25'10" West 38.061 feet; thence North 05°38'20" West 117.441 feet; thence North 21°43'06" East 293.569 feet; thence North 42°30'10" East 185.301 feet; thence North 58°05'10" East 74.469 feet; thence North 31°13'43" East 140.562 feet; thence North 13°56'07" East 134.448 feet; thence

Trustee's Deed Following Trustee's Sale  
 Page No. 1 of 5

leaving the West line of the Jordan River South 88°50'00" West 1258.843 feet to the point of beginning.

**PARCEL TWO (South Parcel; Tax Serial No. 27-23-376-020):**

BEGINNING at a point South 88°50'00" West 4.587 feet and South 651.760 feet from the Northeast corner of Lot 66 of Clover Ridge Subdivision, according to the official plat thereof on file in the office of the Salt Lake County Recorder, said point also being approximately North 1119.2 feet and East 2133.7 feet and North 88°50' East 14.57 feet from the Southwest corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said subdivision and along Beckstead Ditch and following 7 courses; thence South 34°43'34" West 138.323 feet; thence South 15°21'03" West 188.830 feet; thence South 03°39'36" West 163.570 feet; thence South 20°27'08" East 69.790 feet; thence South 76°08'52" East 155.360 feet; thence South 64°28'31" East 200.900 feet; thence South 33°33'28" East 91.680 feet; thence leaving said subdivision but continuing along the Beckstead ditch South 10°56'19" East 403.30 feet; thence leaving the Beckstead ditch East 732.177 feet to the West line of the Jordan River; thence along the West line of the Jordan River the following 5 courses; thence North 29°54'01" East 336.184 feet; thence North 07°22'27" West 270.659 feet; thence North 51°28'14" West 165.537 feet; thence North 39°50'14" West 174.332 feet; thence North 27°25'10" West 170.263 feet; thence leaving the West line of the Jordan River West 348.189 feet to a point on a 620.000 foot radius curve to the right (Bearing to center is North 87°12'43" East, Delta = 00°25'37"); thence along the arc of said curve 4.620 feet; thence South 87°38'20" West 60.00 feet; thence West 322.520 feet; thence North 43°01'38" West 233.131 feet to the point of beginning.

Whereas, said default was not cured within 90 days following said notice nor at any time thereafter; and

Whereas, Notice of Trustee's Sale was published in the Salt Lake Tribune, a newspaper of general circulation in Salt Lake County, Utah, on 20 January 2007,

27 January 2007, and 3 February 2007, the last date of publication being not less than 10 nor more than 30 days prior to the date of the sale; and

Whereas, said Notice of Trustee's Sale gave notice that a trustee's sale would be held on 14 February 2007 at 9:00 a.m., on the steps of the Salt Lake County Courthouse, 450 South State Street, Salt Lake City, Utah, and the property would be sold to the highest bidder at that time; and

Whereas, at 9:00 a.m. on 14 February 2007, Brad C. Smith, Trustee, announced publicly on the steps of the Salt Lake County Courthouse, 450 South Main Street, Salt Lake City, Utah, that the Trustee's sale would be postponed until 15 March 2007 at 9:00 a.m. at the same place; and

Whereas, a copy of said Notice of Trustee's Sale was sent to all persons having or claiming interests in the property of record; and

Whereas, the Notice of Trustee's Sale was posted on the property on 19 January 2007 and on 15 February 2007, and additional copies of the Notice of Trustee's Sale were posted at public places, to-wit: Fire Station No. 1, Salt Lake County, Utah, and the South Jordan Post Office, Salt Lake County, Utah, and at the Salt Lake County Recorder's Office on 20 February 2007; and

Whereas, Brad C. Smith, as Successor Trustee, conducted a public sale by identifying the property and publically calling for bids on Thursday, 15 March 2007 at 9:00 a.m., on the steps of the Salt Lake County Courthouse, 450 South State Street, Salt Lake City, Utah; and

Whereas, Brad C. Smith, as Successor Trustee, accepted the highest and best bid received at that time, said bid being for the North Parcel alone (Tax Serial No. 27-23-376-019), in the amount of \$3,600,000.00 from David F. Ward; and

Whereas, said \$3,600,000.00 bid for the North Parcel (Tax Serial No. 27-23-376-019), was adequate to satisfy all obligations under both the 21 September 1995 Trust Deed and the 25 May 1999 Trust Deed (dated 25 May 1999, and recorded as Entry No. 7371565, in Book 8282, at Page 5341 in the office of the Salt Lake County Recorder); and

Whereas, a Trustee's Deed was recorded on 21 March 2007, as Entry No. 10040292, in Book 9438, at Page 215, which Trustee's Deed contained minor errors in the description. This Amended Trustee's Deed is recorded to correct those errors.

**NOW, THEREFORE**, in consideration of the foregoing, Brad C. Smith, Successor Trustee, GRANTOR and holder of the power of sale over said property under the aforementioned trust deeds, hereby grants and conveys, without covenant or warranty of tile, condition, or possession, express or implied,

an undivided 1/6<sup>th</sup> interest to Janet B. Ward and David F. Ward, Trustees of the Jeffrey D. Ward Trust, dated July 7, 1993,

an undivided 1/6<sup>th</sup> interest to Janet B. Ward and David F. Ward, Trustees of the Sharon Ward Trust, dated November 25, 1991,

an undivided 1/6<sup>th</sup> interest to Janet B. Ward and David F. Ward, Trustees of the Jeannie Ward Trust, dated June 6, 1996,

an undivided 1/9<sup>th</sup> interest to Janet B. Ward and David F. Ward, Trustees of the Michael L. Ward Trust, dated November 3, 1997,

an undivided 2/9<sup>th</sup> interest to Isabel M. Coats, Trustee of the Isabel M. Coats Trust, dated January 26, 1994,

an undivided 1/18<sup>th</sup> interest to Michael L. Ward, and

an undivided 1/9<sup>th</sup> interest to Janet B. Ward and David F. Ward, Trustees of the David Frederick Ward Trust, dated November 30, 1989,

each as GRANTEES, of the following described property:

**PARCEL ONE (North Parcel; Tax Serial No. 27-23-376-019):**

BEGINNING at the Northeast Corner of Lot 66, CLOVER RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the Salt Lake County Recorder, said point also being approximately North 1772.1 feet and East 2138.3 feet and North 88°50' East 14.57 feet from the Southwest corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said subdivision and along Beckstead Ditch and the following 6 courses; thence South 40°41'00" East 66.600 feet; thence South 29°03'48" East 82.820 feet; thence South 08°54'12" East 177.830 feet; thence South 13°42'31" West 189.140 feet; thence South 20°52'51" West 159.920 feet; thence South 34°43'34" West 24.457 feet; thence leaving said subdivision and



10169381

10169381  
07/20/2007 09:22 AM \$12.00  
Book - 9493 Pg - 4898-4899  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
STEVENSON & SMITH PC  
3986 WASHINGTON BLVD  
OGDEN UT 84403  
BY: KLD, DEPUTY - MA 2 P.

When Recorded Return to:  
Brad C. Smith  
Stevenson & Smith, P.C.  
3986 Washington Boulevard  
Ogden, Utah 84403

**WARRANTY DEED**

ISABEL M. COATS, as Trustee for the Isabel M. Coats Trust, dated January 26, 1994 (and owner of 2/9ths of the property herein described), GRANTOR, hereby conveys to JANET B. WARD and DAVID F. WARD, Trustees of the David Frederick Ward Trust, dated November 30, 1989, GRANTEES, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, an undivided 1/9th interest in the following described tract of land in Salt Lake County, Utah, to-wit:

**See Exhibit A**

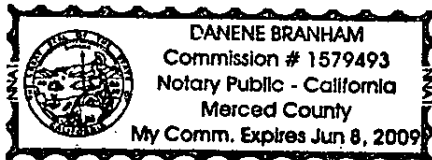
The parties understand that as a result of this Warranty Deed, the ownership interest of Isabel M. Coats, as Trustee for the Isabel M. Coats Trust, dated January 26, 1994, now owns an undivided 1/9th interest, and Janet B. Ward and David F. Ward, as Trustees of the David Frederick Ward Trust, dated November 20, 1989, now own an undivided 2/9ths of the tract of land described in Exhibit A hereto.

WITNESS the hand of said Grantor this 30 day of June, 2007, at Merced, California.

Isabel M. Coats  
Isabel M. Coats, as Trustee for the Isabel M. Coats Trust, dated January 26, 1994

STATE OF CALIFORNIA )  
County of MERCED ) :ss.

On the 30TH day of JUNE, 2007, personally appeared before me Isabel M. Coats, the signer of the within instrument, who duly acknowledged to me that she executed the same as the Trustee of the Isabel M. Coats Trust, dated January 26, 1994.



Danene Branham  
NOTARY PUBLIC  
In and for the State of California

My Commission Expires: JUNE 8, 2009

## EXHIBIT A

### PARCEL ONE (North Parcel; Tax Serial No. 27-23-376-019):

BEGINNING at the Northeast Corner of Lot 66, CLOVER RIDGE SUBDIVISION, according to the official plat thereof on file in the office of the Salt Lake County Recorder, said point also being approximately North 1772.1 feet and East 2138.3 feet and North 88°50' East 14.57 feet from the Southwest corner of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence along said subdivision and along Beckstead Ditch and the following 6 courses; thence South 40°41'00" East 66.600 feet; thence South 29°03'48" East 82.820 feet; thence South 08°54'12" East 177.830 feet; thence South 13°42'31" West 189.140 feet; thence South 20°52'51" West 159.920 feet; thence South 34°43'34" West 24.457 feet; thence leaving said subdivision and Beckstead ditch South 43°01'38" East 233.131 feet; thence East 322.520 feet; thence North 87°38'20" East 60.000 feet to a point on a 620.000 foot radius curve to the left (Bearing to center is North 87°38'20" East, Delta = 00°25'37"); thence along the arc of said curve 4.620 feet; thence East 348.189 feet to the West line of the Jordan River; thence along the West line of the Jordan River the following 7 courses: North 27°25'10" West 38.061 feet; thence North 05°38'20" West 117.441 feet; thence North 21°43'06" East 293.569 feet; thence North 42°30'10" East 185.301 feet; thence North 58°05'10" East 74.469 feet; thence North 31°13'43" East 140.562 feet; thence North 13°56'07" East 134.448 feet; thence leaving the West line of the Jordan River South 88°50'00" West 1258.843 feet to the point of beginning.

When Recorded Return to:  
David F. Ward  
3006 Kempner Road  
Salt Lake City, Utah 84109

GRANTEE ADDRESS:  
3006 KEMPNER ROAD  
SALT LAKE CITY UT 84109

11636594  
5/8/2013 1:15:00 PM \$13.00  
Book - 10136 Pg - 3152-3153  
Gary W. Ott  
Recorder, Salt Lake County, UT  
PINNACLE TITLE CO.  
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

ISABEL M. COATS, as Trustee for the Isabel M. Coats Trust, dated January 26, 1994, (and owner or 1/9ths of the property here in described) GRANTOR, hereby conveys to Michael L. Ward, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other valuable consideration, all her ownership and interest in the following described tract of land in the City of South Jordan, Utah; Salt Lake County Tax serial number 27-23-376-019, to-wit:

See Exhibit A

*Isabel M. Coats Trustee for  
Isabel M. Coats Trust*

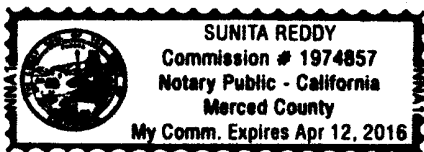
Isabel M. Coats Trustee for the  
Isabel M. Coats Trust, dated  
January 26, 1994

STATE OF CALIFORNIA )

:SS

County of Merced )

On the 15 day of APRIL, 2013, personally appeared before me, Isabel M. Coats, the signer of the within instrument, who duly acknowledged to me that she executed the same as Trustee of the Isabel M. Coats Trust dated January 26, 1994.



*[Signature]*  
NOTARY PUBLIC  
In and for the State of California

My Commission Expires:



## EXHIBIT "A"

BEGINNING AT THE NORTHEAST CORNER OF LOT 66, CLOVER RIDGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

SAID POINT ALSO BEING APPROXIMATELY NORTH 1772.1 FEET AND EAST 2138.3 FEET AND NORTH 88°50' EAST 14.57 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID SUBDIVISION AND ALONG BECKSTEAD DITCH AND THE FOLLOWING 6 COURSES, THENCE SOUTH 40°41'00" EAST 66.600 FEET; THENCE SOUTH 29°03'48" EAST 82.820 FEET; THENCE SOUTH 08°54'12" EAST 177.830 FEET; THENCE SOUTH 13°42'31" WEST 189.140 FEET; THENCE SOUTH 20°52'51" WEST 159.920 FEET; THENCE SOUTH 34°43'34" WEST 24.457 FEET; THENCE LEAVING SAID SUBDIVISION AND BECKSTEAD DITCH SOUTH 43°01'38" EAST 233.131 FEET; No. 1012-5476342

THENCE EAST 322.520 FEET; THENCE NORTH 87°38'20" EAST 60.000 FEET TO A POINT ON A 620.000 FOOT RADIUS CURVE TO THE LEFT (BEARING TO CENTER IS NORTH 87°38'20" EAST, DELTA = 00°25'37"); THENCE ALONG THE ARC OF SAID CURVE 4.62 FEET; THENCE EAST 348.189 FEET TO THE WEST LINE OF THE JORDAN RIVER; THENCE ALONG THE WEST LINE OF THE JORDAN RIVER THE FOLLOWING 7 COURSES: NORTH 27°25'10" WEST 38.061 FEET; THENCE NORTH 05°38'20" WEST 117.441 FEET; THENCE NORTH 21°43'06" EAST 293.569 FEET; THENCE NORTH 42°30'10" EAST 185.301 FEET; THENCE NORTH 58°05'10" EAST 74.469 FEET; THENCE NORTH 31°13'43" EAST 140.562 FEET; THENCE NORTH 13°56'07" EAST 134.448 FEET; THENCE LEAVING THE WEST LINE OF THE JORDAN RIVER SOUTH 88°50'00" WEST 1258.843 FEET TO THE POINT OF BEGINNING.

Parcel Number: 27-23-376-019