

11911871
9/11/2014 1:36:00 PM \$43.00
Book - 10259 Pg - 5148-5150
Gary W. Ott
Recorder, Salt Lake County, UT
US TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

Matthew Hutchinson
DART, ADAMSON & DONOVAN
1225 Deer Valley Drive, Suite 201
Park City UT 84060

SEND TAX NOTICES TO:

POWER STATION INVESTMENTS, LLC
2041 Paddington Drive
Park City, Utah 84060

TRUSTEE'S DEED

A. WHEREAS, on August 9, 2006, PERFECT PASTA, INC., as Trustor, delivered to BANK OF AMERICAN FORK, as Trustee, and BANK OF AMERICAN FORK as Beneficiary, that certain Construction Deed of Trust which was recorded on August 9, 2006 as Entry No. 9806162 in the office of the Salt Lake County Recorder (the "Trust Deed") against the below-described real property located in Salt Lake County (the "Property");

B. WHEREAS, on December 18, 2009, RANDALL BENSON, a member of the Utah State Bar, was appointed Successor Trustee by the Beneficiary under the Trust Deed, as such appointment is evidenced by that certain Substitution of Trustee recorded December 22, 2009 as Entry No. 10864096 in the Office of the Salt Lake County Recorder;

C. WHEREAS, on April 16, 2014, Randall Benson caused a Notice of Default to be recorded in the Office of the Salt Lake County Recorder as Entry No. 11834496 and sent copies of such Notice of Default by certified mail to the Trustor and all persons who had recorded a request for notice within ten (10) days of the recordation of such instrument;

D. WHEREAS, on July 21, 2014, after the Trustor's default was not cured within three (3) months after the recordation of the above-referenced Notice of Default, Randall Benson caused a Notice of Trustee's Sale advertising a trustee's sale on September 10, 2014 at 10:00 a.m. on the front steps of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah to be posted at the property in question at least twenty (20) days prior to the scheduled trustee's sale of the same, and further sent copies of such Notice of Trustee's Sale by certified mail to the Trustor and all persons who had recorded a request for notice at least twenty (20) days prior to the date of sale and further caused said Notice of Trustee's Sale to be published in the Intermountain Commercial Record/Salt Lake Times, a publication of general circulation in Salt Lake County at least three (3) times, once a week, for three (3) consecutive weeks, with the last publication appearing at least ten (10) days but not more than thirty (30) days prior to the date of sale;

E. WHEREAS, on August 21, 2014, MATTHEW B. HUTCHINSON, a member of the Utah State Bar was appointed Successor Trustee by the Beneficiary under the Trust Deed, as such appointment is evidenced by that certain Substitution of Trustee recorded against the

Property on August 22, 2014 as Entry No. 11902033 in the Office of the Salt Lake County Recorder;

F. WHEREAS, also on August 21, 2014, the Beneficiary's interest in the Property under the Trust Deed was assigned to POWER STATION INVESTMENTS, LLC, as is evidenced by that certain Assignment of Trust Deed recorded against the Property on August 22, 2014 as Entry No. 11902034 in the Office of the Salt Lake County Recorder;

G. WHEREAS, having appeared at the date, time and place set forth in the Notice of Trustee's Sale, September 10, 2014 at 10:00 a.m. at the Main Entrance of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah, Matthew B. Hutchinson, in his capacity as Successor Trustee under the Trust Deed;

MATTHEW B. HUTCHINSON, Successor Trustee, hereby conveys to POWER STATION INVESTMENTS, LLC, a Utah limited liability company, Grantee, said Successor Trustee's title as well as any and all right, title, interest, and claim of the Trustor and the Trustor's successors in interest and of all persons claiming by, through or under it and them, in and to the following real property located in Salt Lake County, Utah, described as follows:

LOTS 1 THROUGH 22, INCLUSIVE BLOCK 2, AGRICULTURE PARK PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH THE VACATED ALLEY LYING NORTH OF LOTS 1 THROUGH 7 AND SOUTH OF LOT 8.

EXCEPTING THEREFROM:

(1) THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922978 IN BOOK 300 AT PAGE 390 OF OFFICIAL RECORDS.

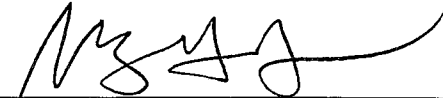
(2) THAT PORTION OF SAID LOTS 4 AND 5 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922979 IN BOOK 300 AT PAGE 391 OF OFFICIAL RECORDS.

(3) THAT PORTION OF SAID LOTS 6 AND 7 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922980 IN BOOK 300 AT PAGE 392 OF OFFICIAL RECORDS.

Tax ID: 08-34-452-011-0000

Address: 1540 West North Temple, Salt Lake City, UT 84116

Dated this 11th day of September, 2014.




MATTHEW B. HUTCHINSON
Successor Trustee

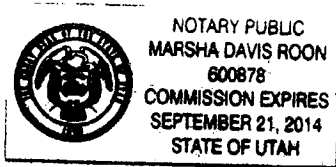
Acknowledgment

State of Utah)
 : ss.
County of Summit)

On this the 11th day of September, 2014, personally appeared before me, MATTHEW B. HUTCHINSON, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing instrument in his capacity as Successor Trustee and that he did so of his own voluntary act.



Notary Public



**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**