

After recording mail to:  
Bart J. Bailey, Esq.  
Bailey & Jennings, LC  
584 South State Street  
Orem, Utah 84058

ENT 2155:2009 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2009 Jan 09 12:18 pm FEE 14.00 BY SW  
RECORDED FOR BAILEY, BART

## TRUSTEE'S DEED

This Trustee's Deed is made by Bart J. Bailey, a member of the Utah State Bar, as Successor Trustee, under the Trust Deed described below, in favor of Savona, LC, 84 North University, Provo, Utah 84601, as Grantee ("Grantee").

Whereas, on February 8, 2007, North Park Industrial, LLC, as Trustor ("Trustor"), executed for the benefit of Central Bank, as Beneficiary ("Beneficiary"), a certain Construction Deed of Trust ("Trust Deed") to secure the performance by Trustor of its obligations under a Promissory Note executed and delivered for valid consideration to Central Bank; which Trust Deed was recorded in the office of the Utah County Recorder, State of Utah, on February 14, 2007, as Entry No. 22982:2007, relating to and describing certain real property ("Property") described in Exhibit "A" attached hereto; and

Whereas, breach and default was made under the terms of the Trust Deed in the particulars set forth in the Notice of Default described below; and

Whereas, Bart J. Bailey was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee ("Substitution of Trustee") recorded in the office of the Utah County Recorder, State of Utah, on May 13, 2008, as Entry No. 56068:2008; and

Whereas, Bart J. Bailey, as Successor Trustee, executed a Notice of Default ("Notice of Default") containing an election to sell the Property, recorded the Notice of Default in the office of the Utah County Recorder, State of Utah, on May 13, 2008, as Entry No. 56069:2008, and mailed via US Postal Service Certified Mail, Return Receipt Requested, postage prepaid, not more than ten days after the recording of the Notice of Default, a copy of the recorded Notice of Default – together with a copy of the recorded Substitution of Trustee and a letter setting forth Bart J. Bailey's name, mailing address, bona fide office address, business hours and telephone number – to the parties to the Trust Deed; and

Whereas, Bart J. Bailey, as Successor Trustee, in consequence of the Notice of Default and in accordance with the Trust Deed, executed a Notice of Trustee's Sale ("Notice of Trustee's Sale") on November 7, 2008; which Notice of Trustee's Sale declared that the Property, described therein and below, would be sold a public auction to the highest bidder for lawful money of the United States, payable at the time of sale, declared therein to occur on December 19, 2008, at 10:00 a.m., at the Fourth Judicial District Court, Provo, Department, 125 North 100 West, Provo, Utah; which Notice of Trustee's Sale was published once a week for three consecutive weeks in a newspaper having a general circulation in the county in which the Property is situated, the last publication occurring not less than ten days and not more than thirty days before the date of the sale; which Notice of Trustee's Sale was posted in a conspicuous place on the Property and at the office of the Utah County Recorder, State of Utah, in which county the Property is located, not less

than twenty days before the date of the sale; and a copy of the Notice of Trustee's Sale was mailed via US Postal Service Certified Mail, Return Receipt Requested, postage prepaid, not less than twenty days before the date of sale, to the parties to the Trust Deed; and

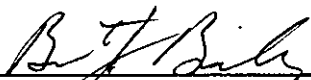
Whereas, on December 19, 2008, at 10:00 a.m., at the Fourth Judicial District Court, Provo Department, 125 North 100 West, Provo, Utah – the time and place indicated in the Notice of Trustee's Sale – Bart J. Bailey did continue the sale, for a period of three weeks, rescheduled for January 9, 2009, at 10:00 a.m.; and

Whereas, on January 9, 2009, at 10:00 a.m., at the Fourth Judicial District Court, Provo Department, 125 North 100 West, Provo, Utah, Bart J. Bailey did sell the Property at public auction to Grantee, it being the highest bidder therefore, for the sum of \$183,130.28 paid by Grantee at the time of sale in lawful money of the United States, pursuant to the terms of the Notice of Trustee's Sale; and

Whereas, all applicable statutory and contractual provisions have been complied with;


Now Therefore, Bart J. Bailey, as Successor Trustee, in consideration of the premises recited and the sum mentioned above, bid and paid by Grantee, the receipt of which is hereby acknowledged, hereby grants and conveys unto Grantee, without any covenant or warranty, express or implied, all of that certain Property situated in Utah County, State of Utah, described in Exhibit "A" attached hereto and incorporated herein, together with all existing or subsequently erected or affixed buildings, improvements and fixtures, all easements, rights of way, and appurtenances, all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights), and all other rights, royalties, and profits relating to the Property, including without limitation all minerals, oil, gas, geothermal and similar matters belonging to said Property.

Date: January 9, 2009

  
Bart J. Bailey, Successor Trustee

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 9<sup>th</sup> day of January, 2009.

  
Notary Public



**EXHIBIT "A"**

Beginning at a point on the south right of way of 900 North Street in Springville, Utah which point is East 1,047.50 feet and South 660.90 feet from the West Quarter Corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South  $86^{\circ} 00' 00''$  East along said right of way 271.90 feet; thence South  $00^{\circ} 38' 00''$  East 445.35 feet to a fence line; thence North  $86^{\circ} 14' 53''$  West along said fence line 217.25 feet; thence North  $24^{\circ} 22' 45''$  West 143.84 feet; thence North 319.06 feet to the point of beginning.

The Real Property or its address is commonly known as APPROXIMATELY: 145 WEST 900 NORTH, SPRINGVILLE, UTAH 84663. The real property tax identification number is 23-10-73.