

When Recorded, Mail to:
Blackstone Capital, LLC
3507 Kirk Circle
Salt Lake City, Utah 84106

TRUSTEE'S DEED

Daniel J. Torkelson, grantor, whose address is 111 East Broadway, Eleventh Floor, Salt Lake City, Utah 84111 (herein called "Trustee"), as Trustee appointed for the purpose of foreclosing the Trust Deed hereinafter particularly described, does hereby bargain, sell, and convey without warranty to **Blackstone Capital, LLC**, a Utah limited liability company, whose address is 3507 Kirk Circle, Salt Lake City, Utah 84106 ("Grantee"), the real property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, situated in Wasatch 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.

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing executed by Beaufontaine Partners, LLC, a Utah limited liability company, as Trustor, in which Blackstone Capital, LLC, a Utah limited liability company, was named as Beneficiary, which was filed on September 25, 2015, as Entry No. 416555, in Book 1140 at Page 810, in the Records of the County Recorder of Wasatch County, Utah (the "Trust Deed"), and after the fulfillment of the conditions specified in the Trust Deed authorizing this conveyance as follows:

(a) A Notice of Default was recorded on December 27, 2017, as Entry No. 446834 in Book 1211 at Pages 626-631, in the office of the Wasatch County Recorder (the county in which the real property described in the Trust Deed is situated), the nature of such defaults being as set forth in said Notice of Default, and copies of such notice were mailed by certified mail to each person who recorded a request therefor. Such defaults 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 Wasatch County Recorder; (iii) published in The Wasatch Wave, a newspaper having a general circulation in Wasatch 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 21st day of May, 2018, at the hour of 11:00 a.m., of said day, on the front steps of the Main Entrance of the Wasatch County Courthouse, 1361 South Highway 40,

Heber City, Utah, accepted bids for the Property at public auction. The highest bid for the Property was submitted by Grantee. The Trustee accepted Grantee's bid of \$5,000,000.00 for the Property.

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

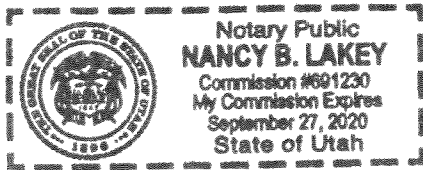
IN WITNESS WHEREOF, Trustee has caused his name to be hereunto subscribed this 25th day of May, 2018.



Daniel J. Torkelson
Trustee

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

The foregoing instrument was acknowledged before me this 25th day of May, 2018, by Daniel J. Torkelson, as Trustee under the above referenced Trust Deed.




NOTARY PUBLIC

EXHIBIT "A"
Legal Description

Lots 44, 45, 49, 51, 52, 53, 54, 55, 56, 58, 59, 61, 62, 63, 65 and all Common Area in Beaufontaine PUD Phase 3, according to the Official Plat thereof on file and of record in the Wasatch County Records Office.

Also described as follows:

The following described Property being the Proposed Plat of Beaufontaine PUD Phase 3.

A Parcel of Land located in the Northeast Quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 268.61 feet and South 1015.00 feet from the North Quarter Corner of Section 4 Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence South 04°24'07" West 21.90 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 33.34 feet along the arc of said curve through a central angle of 10°54'59"; Thence South 06°30'52" East 120.12 feet; thence North 83°29'08" East 319.66 feet; thence South 48.47 feet; thence North 89°56'51" East 352.81 feet to a point on the Arc of a 745.09 foot radius curve to the left, bearing to center North 87°14'38" East (Chord Bears South 04°30'38" East 45.62 feet) to a point on the Arc of a 291.59 foot Radius Non Tangent Compound Curve to the Left; thence Continuing 231.90 feet along the arc of said Curve through a Central Angle of 45°33'58" Center Bears North 83°03'35" East (Chord Bears South 29°43'24" East 225.83 feet); thence South 60°14'30" East 149.20 feet to a point of Curvature with a 110.00 Foot radius Curve to the Right; Thence Continuing 115.62 feet along the arc of said Curve through a Central Angel of 60°13'31" Center Bears South 29°45'30" West (Chord Bears South 30°07'45" East 110.37 feet; thence South 00°00'59" East 21.04 feet to a point of curvature with a 90 foot radius curve to the right; thence Continuing 79.60 feet along the arc of said curve through a Central Angle of 50°40'25"; thence South 50°39'26 West 56.07 feet to a point on the Arc of a 175.00 foot radius non tangent curve to the left; thence continuing 121.81 feet along the arc of said curve through a Central angle of 39°52'54" (Chord Bears North 62°33'34" West 119.37 feet); thence North 82°30'01" West 253.74 feet to a point of Curvature with a 125.00 foot radius curve to the right; thence continuing 47.52 feet along the arc of said curve through a central angle of 21°47'00"; thence North 60°43'01" West 206.76 feet; thence South 29°16'59" West 50.00 feet; thence South 28°42'42" West 189.86 feet thence South 22°36'17" West 289.28 feet thence South 72°55'22" West 114.13 feet to a point on the arc of 125 foot radius non tangent curve to the left; thence Continuing 65.26 feet along the arc of said curve through a central angle of 29°54'47" (Chord Bears South 28°21'57" East 64.52); thence South 43°19'21" East 210.61 feet to a point of curvature with a 30 foot radius curve to the left; thence continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00" ; thence South 43°19'21" East 50.00 feet to a point on the arc of a 30 foot non tangent curve to the left; thence continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00" (Chord Bears South 01°40'39" West 42.43 feet); thence South 43°19'21" East 50.70 feet to a point of curvature with a 125.00 foot radius curve to the left; thence Continuing 108.76 feet along the arc of said curve through a central angle of 49°51'04" thence North 86°49'35" East 34.14 feet; thence South 03°10'25" East 50.00 feet to a point on the arc of 30.00 foot radius curve to the left; thence continuing 45.45 feet along the arc of said curve through a central angle of 86°48'12" (Bearing to Center South 03°10'25" East); thence South 0°01'24" West 106.01 feet to the point of curvature with a 30.00 foot radius curve to the left; thence Continuing 46.85 feet along the arc of said curve through a central angle of 89°28'58"; thence South 89°27'34" East 648.77 feet; thence North

0°35'29" West 768.95 feet; thence North 0°19'15" West 648.48 feet; thence East 143.63 feet; thence North 186.67 feet; thence East 106.71 feet to the point of beginning. (Less and excepting Lots 46, 47, 49, 50, 57, 60 and 64.)

The Following Described Property Being the Proposed Plat of Beaufontaine PUD phase 4

A parcel of land located in the Northeast Quarter of Section 4, Township 4 South, Range 5 East, salt Lake Base and Meridian being more particularly described as follows:

Beginning at a point located North 89°48'22" East 1019.74 feet along the North line of the North Quarter Corner of said Section 4 and South 1,679.63 feet; thence North 82°30'01" West 203.24 feet to a point of curvature with a 125.00 foot radius curve to the right; thence continuing 47.52 feet along the arc of said curve through a central angle of 21°47'00"; thence North 60°43'01" West 206.76 feet; thence South 29°16'59" West 50.00 feet; thence South 28°42'42" West 189.86 feet; thence South 22°36'17" West 289.28 feet; thence South 72°55'22" West 114.13 feet to a point on the arc of a 125 foot radius non tangent curve to the left; thence continuing 65.26 feet along the arc of said curve through a central angle of 29°54'47" (Chord Bears South 28°21'57" East 64.52); thence South 43°19'21" East 210.61 feet to a point of curvature with a 30 foot radius curve to the left; thence Continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00" ; thence South 43°19'21" East 50.00 feet; thence North 46°40'39" East 564.60 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 119.66 feet along the arc of said curve through a central angle of 39°10'41"; thence North 07°29'59" East 48.92 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.12 feet along the arc of said curve through a central angle of 90°00'00"; thence North 7°29'59" East 50.00 feet to the point of beginning.

The following described property being the proposed plat of Beaufontaine PUD phase 5

A parcel of land located in the Northeast Quarter of Section 4 Township 4 South, Range 5 East, Slat Lake Base and Meridian being more particularly described as follows:

Beginning at a point located North 89°48'22" East 1252.06 feet along the North line of the North line of the North Quarter Corner of said Section 4 and South 1,636.84 feet; and running thence East 96.42 feet; thence South 00°00'59" East 36.73 feet; thence South 0°20'15" East 464.04 feet; thence West 173.02 feet; thence North 45°53'02" West 60.78 feet; thence West 81.26 feet; thence North 60°20'36" West 160.23 feet; thence North 43°19'21" West 74.10 feet; thence North 46°40'39" East 77.69 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 119.662 feet along the arc of said curve through a central angle of 39°10'41" ; thence North 07°29'59" East 48.92 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.124 feet along the arc of said curve through a central angle of 90°00'00" ; thence North 07°29'59" East 50.00 feet; thence South 82°30'01" East 50.51 feet to a point of curvature with a 175 foot radius curve to the right; thence continuing 121.812 feet along the arc of said curve through a central angle of 39°52'54"; thence North 50°39'26" East 56.07 feet to a point of curvature with a 90 foot radius curve to the left; thence continuing 79.598 feet along the arc of said curve through a central angle of 50°40'25" to the point of beginning.

The following describe Property being the proposed plat of Beaufontaine PUD phase 6

A Parcel of land located in the Northeast Quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, Being More Particularly described as follows:

Beginning at a point located North 89°48'22" East 1351.23 feet along the North line of the North quarter corner

of said Section 4 and South 2137.93 feet; and running thence South 00°20'15" East 497.29 feet; thence North 89°27'34" West 675.61 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 46.85 feet along the arc of said curve ;through a central angel of 89°28'58" thence North 00°01'24" East 106.01 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 45.45 feet along the arc of said curve through a central angle of 86°48'12"; thence North 03°10'25" West 50.00 feet; thence North 86°49'35" East 251.50 feet to a point on the arc of a 200.00 foot radius curve to the left; thence continuing 270.05 feet along the arc of said curve through a central angle of 77°21'47"; thence North 09°27'48" East 138.48 feet; thence South 45°53'02" East 60.78 feet; thence East 173.02 feet to the point of beginning.

The following Described Property Being the Proposed plat of Beaufontaine Phase 7

A Parcel of land located in he Northeast Quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian being More particularly described as follows:

Beginning at a point located North 89°48'22" East 1134.57 feet along the North line of the North Quarter Corner of said Section 4 and South 2094.89 feet; and running thence South 09°27'48" West 138.48 feet to a point of curvature with a 200 foot radius curve to the right; thence continuing 270.048 feet along the arc of said curve through a central angle of 77°21'47"; thence South 86°49'35" West 285.64 feet to a point of curvature with a 125 foot radius curve to the right; thence continuing 108.758 feet along the arc of said curve through a central angle of 49°51'04" thence North 43°19'21" West 50.70 feet to a point of curvature with a 30 foot radius curve to the right; thence continuing 47.124 feet along the arc of said curve through a central angle of 90°00'00"; thence North 46°40'39" East 486.91 feet; thence South 43°19'21" East 74.10 feet; thence South 60°20'36" East 160.23 feet; thence East 81.26 feet to the point of beginning.

The following described property being the proposed plat of Beaufontaine 600 South Road Dedication

a Parcel of Land located in he Northeast Quarter of Section 4, Township 4 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point located North 89°48'22" East 29.83 feet along the North line of the North Quarter Corner of Said Section 4 and South 2618.24 feet and running thence South 89°27'34" East 1324.37 feet; thence South 0°20'15" East 30.0 feet; thence North 89°27'34" West 1324.24 feet; thence North 0°35'29' West 30.01 feet to the point of beginning.

all proposed plats are more particularly described as:

A parcel of land located in the Northeast Quarter of Section 4 Township 4 South, Range 5 East, Salt Lake Base and Meridian. Being More Particularly Described as follows:

Beginning at a point located North 89°48'22" East 268.61 feet along the North line of the North Quarter corner of said Section 4 and South 1015.00 feet; and running thence South 04°24'07" West 21.90 feet to a point of curvature with a 175 foot radius curve to the left; thence continuing 33.34 feet along the arc of said curve through a central angle of 10°54'59"; thence South 06°30'52" East 120.12 feet; thence North 83°29'08" East 319.66 feet; thence South 48.47 feet; thence North 89°56'51" East 352.81 feet to a point on the arc of a 745.09 foot radius curve to the left, bearing to center North 87°14'38" East (Chord bears South 04°30'38" East 45.62 feet) to a point on the arc of a 291.59 foot radius non tangent compound curve to the left; thence continuing 231.90 feet along the arc of said curve through a central angle of 45°33'58" Center bears North 83°03'35" East (Chord bears South 29°43'24" East 225.83 feet) thence South 60°14'30" East 149.20 feet to a point of curvature

with a 110.00 foot radius curve to the right; thence continuing 115.62 feet along the arc of said curve through a central angle of 60°13'31" Center bears South 29°45'30" West (Chord Bears South 30°07'45" East 10.37 feet) thence South 00°00'59" East 21.04 feet; Thence East 96.42 feet; Thence South 00°00'59" East 36.73 feet; thence South 0°20'15" East 961.33 feet; thence North 89°27'34" West 1324.38 feet; thence North 0°35'29" West 768.95 feet; thence North 0°19'15" West 648.48 feet; thence East 143.63 feet; thence North 186.67 feet; thence East 106.71 feet to the point of beginning.

Less and excepting from the following property

Lots 46, 47, 48, 50, 57, 60, and 64 in Beaufontaine PUD Phase 3, according to the Official Plat thereof on file and of record in the Wasatch County Recorders Office which have been released from the trust deed recorded September 25th, 2015 as Entry No. 416555 in Book 1140 at Page 810

and Less and excepting any and all portions dedicated to Heber City in that certain Beaufontaine 600 South Road Dedication Plat Recorded March 2nd, 2016 as Entry No. 421608 in Book 1151 at Page 1892

Tax Parcel Nos. 00-0021-1591; 00-0021-1592; 00-0021-1593; 00-0021-1595; 00-0021-1596; 00-0021-1597; 00-0021-1598; 00-0021-1599; 00-0021-1600; 00-0021-1601; 00-0021-1602; 00-0021-1603; 00-0021-1604; 00-0021-1605; 00-0021-1606; 00-0021-1607; 00-0021-1608; 00-0021-1609; 00-0021-1610; 00-0021-1612