

WHEN RECORDED MAIL TO:  
T. I. MORTGAGE COMPANY  
708 EAST NEWHAVEN  
MELBOURN, FLORIDA 32901

ENT 34898 BK 3428 PG 382  
NINA B REID UTAH CO RECORDER BY MB  
1994 APR 26 4:30 PM FEE 137.00  
RECORDED FOR SUPERIOR TITLE CO

**TRUST DEED**  
CORPORATE

24716

THIS TRUST DEED is made this 25 of April, 1994,  
between MONTE VISTA RANCH LC, a Utah Limited Liability Company,  
as Trustor, whose address is 1245 Brickyard Road, #650, SLC, UT 84106  
SUPERIOR TITLE COMPANY OF UTAH, INC. as Trustee, and  
T I. MORTGAGE COMPANY,,

as beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE,  
the following described property situated in UTAH County, Utah.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF.

24716

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;


FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a promissary note of even date herewith, in the princ-  
ipal sum of \$1,740,000.00, payable to the order of the Beneficiary at the times, in the manner and with interest as  
therein set forth, and payment of any sums expended or advanced by the Beneficiary to protect the security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water  
stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property,  
to pay all costs and expenses of collection (including Trustee's fees in event of default in payment of the indebtedness  
secured hereby) and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a recon-  
veyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him  
at the address hereinbefore set forth.

MONTE VISTA RANCH L C,

BY:



MANAGING MEMBER

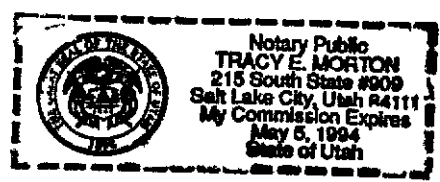
STATE OF UTAH  
COUNTY OF SALT LAKE

On the 25 day of April, 1994, personally appeared before me JOHN WALDEN,  
who being by me duly sworn, did say, that he, the said JOHN WALDEN  
is the managing member of Monte Vista Ranch, L.C., and that the said instrument  
was signed in behalf of said corporation, by authority of its by-laws or a  
resolution of its board of directors as the came may be, and that the board  
of directors, and said JOHN WALDEN, duly acknowledged to me that said  
corporation executed the same.

  
Notary Public

My Commission Expires: 5/5/94

Residing at: SLC, Utah



## SCHEDULE A

Commitment No: 24716-ST

## EXHIBIT A

Parcel 1:

Intentionally left blank.

Parcel 2: (B2)

Southeast quarter of the Southwest quarter of Section 8, Township 6 South, Range 1 West, Salt Lake Meridian.

Parcel 3: (B3)

Northwest quarter; West half of the Southwest quarter, Lots 2, 3, 6, 7, 8, 9 of Section 17, Township 6 South, Range 1 West, Salt Lake Meridian.

Except therefrom that portion lying within the following described property:

Commencing at a point 385 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence East 3960 feet; thence North 385 feet; thence West 5670 feet to the center of County road; thence South 385 feet along center of County road; thence East 1710 feet to the point of beginning. (H22)

Also except therefrom that portion lying within the following described property:

Commencing at a point, 1540 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence West 1710 feet, more or less, to the center of County Road; thence North 385 feet; thence East 5670 feet, more or less; thence South 385 feet; thence West 3960 feet, more or less, to the point of beginning. (H23)

## SCHEDULE A

Commitment No: 24716-ST

## EXHIBIT A

Parcel 4: (B4)

All of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian.

Except therefrom that portion lying within the following described property:

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

ALSO EXCEPTING therefrom that portion lying within the following described property:

Commencing at a point 385 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence East 3960 feet; thence North 385 feet; thence West 5670 feet to the center of County road; thence South 385 feet along center of County road; thence East 1710 feet to the point of beginning. (H22)

Also except therefrom that portion lying within the following described property:

Commencing at a point 1540 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence West 1710 feet, more or less, to the center of County Road; thence North 385 feet; thence East 5670 feet, more or less; thence South 385 feet; thence West 3960 feet, more or less, to the point of beginning. (H23)

Also excepting therefrom the Northeast quarter of the Northwest quarter of Section 18, Township 6 South, Range 1 West. (F4)

Parcel 5: (B5)

Lots 4, 9, 10, 11, Northwest quarter of Southwest quarter of Section 20, Township 6 South, Range 1 West, Salt Lake Meridian. Also Lots 2 and 3; Northwest quarter of Northwest quarter of Section 20.

SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)

Parcel 6: (B6)

North 1/2 and the Southwest quarter of Section 15, Township 6 South, Range 2 West, Salt Lake Meridian.

Parcel 7: (B7)

The South half of Section 24, Township 6 South, Range 2 West, Salt Lake Meridian.

Excepting therefrom the following described property:

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

Parcel 8: (B8)

Lots 2, 3, 4 and the East half of Southwest quarter, Southeast quarter of Northwest quarter and Southwest quarter of Northeast quarter of Section 28, Township 6 South, Range 1 West, Salt Lake Meridian.

Parcel 9: (B9)

Lots 3, 4, and 8, Section 29, Township 6 South, Range 1 West, Salt Lake Meridian.

Parcel 10: (B10)

Southeast quarter; East half of Southwest quarter; Southeast quarter of Northwest quarter and Southwest quarter of Northeast quarter of Section 30, Township 6 South, Range 1 West, Salt Lake Meridian. Also Northeast quarter of Northeast quarter of said Section 30.

Parcel 11: (B11)

West 3/4 of Section 25, Township 6 South, Range 2 West, Salt Lake Meridian.

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 12:

Intentionally left blank.

Parcel 13:

Intentionally left blank.

Parcel 14: (B14)

Northeast quarter of Section 35, Township 6 South, Range 2 West, Salt Lake Meridian.

Parcel 15: (B15)

All of Section 36, Township 6 South, Range 2 West, Salt Lake Meridian.

Excluding therefrom the following described real property:

Commencing at a point 82.5 feet East of the Northwest corner of Section 31, Township 6 South, Range 1 West, Salt Lake Base and Meridian and running thence West 412.5 feet, thence South 5,280 feet, thence East 825 feet, thence North 1,056 feet, thence West 412.5 feet, thence North 4,224 feet to point of beginning. (H21)

Parcel 16: (B16)

Southwest quarter of Northeast quarter; Southeast quarter of Northwest quarter; East half of Southwest quarter of Section 31, Township 6 South, Range 1 West, Salt Lake Meridian; also Lots 3 and 4; South half of Southeast quarter and Northeast quarter of Southeast quarter; Northeast quarter of Northwest quarter; North half of Northeast quarter and Lots 1 and 2 of said Section 31.

Excluding therefrom the following described real property:

Commencing at a point 82.5 feet East of the Northwest corner of Section 31, Township 6 South, Range 1 West, Salt Lake Base and Meridian and running thence West 412.5 feet, thence South 5,280 feet, thence East 825 feet, thence North 1,056 feet, thence West 412.5 feet, thence North 4,224 feet to the point of beginning. (H21)

Parcel 17: (B17)

Southeast quarter of Northwest quarter; Northeast quarter of Southwest quarter; Northwest quarter of Southeast quarter; Southwest quarter of Northeast quarter; Southwest quarter of Southeast quarter; All of Lot 7 in Section 6, Township 7 South, Range 1 West, Salt Lake Meridian.

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 18: (B18)

Northeast quarter of Section 13, Township 7 South, Range 2 West, Salt Lake Meridian.

Parcel 19: (B19)

West half of Southeast quarter; East half of Southwest quarter of Section 19, Township 7 South, Range 1 West, Salt Lake Meridian.

Parcel 20: (B20)

Commencing 100 rods North of the center of Section 30, Township 7 South, Range 1 West, Salt Lake Meridian; thence East 80 rods; thence North 60 rods; thence West 160 rods; thence South 60 rods; thence East 80 rods to beginning.

Parcel 21: (B21)

The Southeast quarter of the Southeast quarter of Section 11, and all of Section 14, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Parcel 22: (B22)

The South half of the Southeast quarter and the South half of the Southwest quarter of Section 12; All of Section 13; the North half of Section 24; the North half of the Northeast quarter of Section 23; and the Northeast quarter of the Northeast quarter of Section 22, all in Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Excepting therefrom the following described property:

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

Also excepting therefrom the East half of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 13, Township 6 South, Range 2 West. (G22)

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 23: (B23)

The Northwest quarter and the North half of the Southwest quarter and the Southwest quarter of the Southwest quarter of Section 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

Excepting therefrom the following described property:

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

Parcel 24: (H16)

Commencing at the East quarter corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, thence South 396 feet, thence West 1128 feet, thence North 132 feet, more or less, thence West 352 feet, thence North 213 feet, thence East 660 feet, more or less, thence North 1358 feet, thence East 1210 feet, thence South 1358 feet to the point of beginning.

Parcel 25: (H24)

The Southeast quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, less and excepting the following described parcel and property lying North of the following described parcel:

Commencing 5.75 chains South of the Northeast corner of the Southeast quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Meridian; and running thence South 12.75 chains, thence West 40 chains, thence North 12.75 chains, thence East 40 chains to the point of beginning.

Parcel 26: (H15B)

The Southwest quarter of the Southwest quarter of Section 7, Township 6 South, Range 1 West.

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 27: (B1)

Commencing at a point 1320 feet East and 437.3 feet South of the North quarter corner of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South 35°37' West 2590.6 feet, thence South 87°21' East 1518.8 feet, thence North 2176.7 feet to the point of beginning.

Parcel 28: (H17)

The Southwest quarter of the Northeast quarter and the West half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section 29, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

Parcel 29: (B22A)

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

Parcel 30: (F4)

The Northeast quarter of the Northwest quarter of Section 18, Township 6 South, Range 1 West, Salt Lake Base and Meridian.

Parcel 31: (H18B)

The Southeast quarter of the Southwest quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian.



## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 32: (G22)

The East half of the Southeast quarter and the Southeast quarter of the Northeast quarter of Section 13, Township 6 South, Range 2 West.

Less and excluding the following described property:

Beginning at the center of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian, thence South along the center section line 6,092 feet, more or less, thence East 5,280 feet, more or less, to the Mid section line of Section 19, thence North 3,452 feet, more or less, to the North section line of Section 19, thence East 1,450 feet, more or less, to the center of a county road, thence North along the county road 1,980 feet, more or less, thence West 1,056 feet, more or less, thence North 406 feet, more or less, to the center section line of Section 18, thence West 5,190 feet, more or less, to the point of beginning. (Sod Farm)

Parcel 33: (H13)

The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 11, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Parcel 34: (H15A)

The South half of the Northwest quarter; the Northwest quarter of the Southwest quarter, all in Section 7, Township 6 South, Range 1 West.

Parcel 35: (H14)

The Southeast quarter of the Northwest quarter; the South half of the Northeast quarter; the North half of the Southeast quarter; and the North half of the Southwest quarter, all in Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

Parcel 36: (H23)

Commencing at a point 1540 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence West 1710 feet, more or less, to the center of County Road; thence North 385 feet; thence East 5670 feet, more or less; thence South 385 feet; thence West 3960 feet, more or less, to the point of beginning.

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)Parcel 37: (H22)

Commencing at a point 385 feet North of the Southeast corner of Section 18, Township 6 South, Range 1 West, Salt Lake Meridian; thence East 3960 feet; thence North 385 feet; thence West 5670 feet to the center of County Road; thence South 385 feet along center of County Road; thence East 1710 feet to the point of beginning.

Parcel 38: (H21)

Commencing at a point 82.5 feet East of the Northwest corner of Section 31, Township 6 South, Range 1 West, Salt Lake Base and Meridian and running thence West 412.5 feet, thence South 5,280 feet, thence East 825 feet, thence North 1,056 feet, thence West 412.5 feet, thence North 4,224 feet to the point of beginning.

Parcel 39: (H19A)

Commencing at the center of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian, thence North 1328.1 feet, thence East 1430 feet, thence South 1358.76 feet, thence West 352 feet, more or less, to the center of an existing County road, thence South along center line of said County road 345 feet, more or less, to the North boundary line of the J. W. Fitzgerald Property, thence West along said boundary line 1160 feet, more or less, to the center line of Section 7, thence North 336 feet, more or less, to the Point of Beginning, less and excluding that property lying West of the County road. Excluding therefrom the following described real property:

Parcel I: Beginning at a point which is North  $0^{\circ}42'54''$  East 40.79 feet along the section line and South  $89^{\circ}38'52''$  East 2,824.57 feet from the West Quarter of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North  $3^{\circ}12'09''$  East 88.60 feet; thence South  $89^{\circ}38'52''$  East 850.03 feet to the West line of a country road; thence South  $11^{\circ}38'39''$  East 90.47 feet along said West line; thence, North  $89^{\circ}38'53''$  West 873.24 feet to the point of beginning.

## SCHEDULE A

Commitment No: 24716-ST

EXHIBIT A  
(Continued)

Parcel II: Beginning at a point which is South  $0^{\circ}25'24''$  West 45.40 feet along the section line and South  $89^{\circ}38'52''$  East 2,820.59 feet from the West Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence North  $3^{\circ}12'09''$  East 86.30 feet; thence South  $89^{\circ}38'52''$  East 873.24 feet to the West line of a country road; thence South  $11^{\circ}38'39''$  East 88.12 feet along said West line; thence, North  $89^{\circ}38'52''$  West 895.85 feet to the point of beginning.

Parcel III: Beginning at a point which is South  $0^{\circ}25'24''$  West 45.40 feet along the section line and South  $89^{\circ}38'52''$  East 2,820.59 feet from the West Quarter Corner of Section 7, Township 6 South, Range 1 West, Salt Lake Base and Meridian; thence South  $89^{\circ}38'52''$  East 895.85 feet to the West line of a country road; thence South  $11^{\circ}38'39''$  East 53.44 feet along said West line; thence, along the arc of a 2,175.00 foot radius curve to the right 32.48 feet with a central angle of  $0^{\circ}51'21''$  along said West line; thence, North  $89^{\circ}38'52''$  West 917.66 feet; thence, North  $3^{\circ}12'09''$  East 84.20 feet to the point of beginning.

EXCEPT from the above Parcels 1 through 39, the following described property:  
That portion of Section 13 and 24, Township 6 South, Range 2 West, and Section 18 and 19, Township 6 South, Range 1 West, Salt Lake Base and Meridian, in the County of Utah, State of Utah, according to the official plat thereof, described as follows:  
BEGINNING at the South Quarter Corner of Section 18, Township 6 South, Range 1 West, (Based on the Utah State Plane Coordinate System); thence along Section line South 89 degrees 56'13" East 879.69 feet to the West side of a County road; thence along said County road North 03 degrees 07'31" East 1089.40 feet; thence continuing along said County road North 02 degrees 07'48" East 1130.21 feet to the centerline of a gravel road; thence along said gravel road North 87 degrees 43'58" West 1163.84 feet to a fence line; thence along said fence line North 03 degrees 03'20" East 419.66 feet; thence along a fence line North 89 degrees 13'44" West 5100.88 feet; thence along a fence line South 00 degrees 27'05" West 5966.21 feet; thence along a fence line South 88 degrees 55'05" East 4897.88 feet; thence along a fence line North 03 degrees 11'17" East 3314.01 feet to the Section Line; thence along said Section Line South 89 degrees 54'25" East 225.58 feet to the point of beginning.