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Chasebrook Co
657 E 400 S
Salt Lake City UT 841102

TRUSTEE'S DEED

This Deed, made this 15th day of October, 2001, by R. Kimball Mosier, Trustee of the Bankruptcy Estate of Bell Canyon Shopping Center, L.C., District of Utah, Central Division, Bankruptcy No. 00-31857 GEC, Grantor (hereinafter referred to as "Trustee"), to Chasebrook-Sandy, L.L.C.

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210642

28-16-152621

WITNESSETH:

WHEREAS, the Debtor, Bell Canyon Shopping Center, L.C., filed its petition for relief under Chapter 11 of the Bankruptcy Code, on October 16, 2000, with the United States Bankruptcy Court for the District of Utah, Central Division, and an order for relief under said chapter having been entered therein; and

WHEREAS, on July 5, 2001, the court entered an order granting a motion to appoint a trustee and the Trustee was duly appointed by the Bankruptcy Court on the 10th day of July, 2001, and has acted as Trustee for the chapter 11 estate in the above-described case.

WHEREAS, on October 2, 2001, the Bankruptcy Court entered an Order Granting Trustee's Motion to Convert Case to Chapter 7 and on that same date the Trustee was appointed as trustee of the Debtor's chapter 7 estate.

WHEREAS, by order of the Bankruptcy Court entered on October 2, 2001, the Trustee was duly authorized by the Court to sell the Debtor's right, title and interest in the real property situated at Salt Lake County, State of Utah, and is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

Said property is to be sold free and clear of liens, interest and encumbrances, to the Grantee for the total purchase price of Ten Dollars (\$10.00) and other good and valuable consideration.

NOW, THEREFORE, R. Kimball Mosier, as Trustee of the estate of Bell Canyon Shopping Center, L.C., by virtue of the power and authority in him vested as aforesaid, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby grant and convey to Chasebrook-Sandy, L.L.C., the Debtor's estate's right, title and

BK 851 1 PG 6890

A tract of land situated in the Northwest quarter of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

BEGINNING at a point which is North 174.95 feet and East 55.08 feet from the West quarter corner of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°40'55" East 555.30 feet; thence East 462.00 feet; thence South 157.00 feet; thence South 51°32'54" West 36.14 feet; thence South 273.00 feet; thence West 120.00 feet; thence South 238.00; thence North 89°57'40" West 150.31 feet; thence North 135.11 feet; thence West 170.00 feet to the point of BEGINNING.

TOGETHER WITH the reciprocal non-exclusive parking rights and rights to ingress and egress as created and established by that certain dedication of reciprocal easements dated August 27, 1980, and recorded September 18, 1980 as Entry No. 3478754, in Book 5152, at Page 51 in the office of the County Recorder of Salt Lake County, State of Utah, as the same was modified by that certain Release of parking rights and rights of ingress and egress recorded September 20, 1985 as Entry No. 4140376, in Book 5692, at Page 2765 of Official Records.

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10/16/2001 08:55 AM 14.00
Book - 8511 Pg - 6890-6892
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EQUITY TITLE
BY: KLB, DEPUTY - WI 3 P.

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