

After Recording Return To:
Gunlock Capital LLC
2255 South 5370 West
West Valley City, UT 84120

Case No.16.66567.1/MHO
Parcel ID #: 45-228-0066

(Space above for County Recorder's use)

TRUSTEE'S DEED

This deed is made by eTitle Insurance Agency ("eTitle"), as trustee under the trust deed described below, in favor of Gunlock Capital LLC, 2255 South 5370 West, West Valley City, UT 84120, as grantee.

White Elk Frontiers, Inc., as trustor, executed and delivered to Mathew M. Boley, Esq., as trustee, for the benefit of Gunlock Capital LLC, as beneficiary, a trust deed dated September 2, 2015 to secure the performance of obligations under a promissory note executed and delivered for a valid consideration on or about September 2, 2015. The trust deed was filed for record September 2, 2015, with recorder's entry No. 80921:2015, Utah County, Utah, and covered the property described below (the "Property").

eTitle was appointed as trustee by a substitution of trustee filed for record June 21, 2016, with recorder's entry No. 56446:2016, Utah County, Utah.

A default occurred under the terms of the promissory note and trust deed. A written notice of default and election to sell (the "Notice of Default") was recorded on June 20, 2016, with recorder's entry No. 56072:2016, Utah County, Utah.

Within ten days after the Notice of Default was recorded, a copy of the Notice of Default reflecting the recording data was mailed, by certified mail, to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default.

The default was not cured within three months after the filing of the Notice of Default and the trustee executed a Notice of Trustee's Sale stating that it would sell the Property at public auction to the highest bidder, fixing the date and time of the sale as October 31, 2016, at 9:00 am, and caused copies of the Notice of Trustee's Sale to be posted on the Property and in the office of the Utah County Recorder not fewer than 20 days before the date of sale. eTitle also caused a copy of the Notice of Trustee's Sale to be published once a week for three consecutive weeks before the date of sale in the Daily Herald, a newspaper having a general circulation in the county in which the Property is situated, the first date of such publication being September 29, 2016, and the last date being October 13, 2016. At least 20 days before the date of the sale, the trustee also mailed, by certified mail, a copy of the Notice of Trustee's Sale to each person whose name and address were set forth in a request for notice filed for record prior to the filing of the Notice of Default.

All applicable statutory requirements of the State of Utah and all of the requirements of the trust deed were met with respect to the acts to be performed and notices to be given. At the time and place of sale the Property was sold to the grantee. Accordingly, eTitle, by virtue of its authority under the trust deed and in consideration of the premises recited and of the \$498,022.30 bid and paid by the grantee, grants

and conveys to the grantee, without any covenant or warranty, express or implied, effective as of the time of the sale, all of the Property situated in Utah County, Utah, described as follows:

Part of Lot 42, Plat B, LAKE MOUNTAIN ESTATE SUBDIVISION, which is herein described as follows: commencing North 277.11 feet and West 355.62 feet from the South quarter corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 62°2'24" East 244.71 feet (actual course= North 62°02'23" East 244.71 feet); thence South 33°32'19" East 225.58 feet, (actual course= South 33°32'28" East 225.58 feet); thence South 33°32'19" East 202.02 feet, (actual course= South 33°32'28" East 202.02 feet); thence North 89°45'55" West 279.66 feet, (actual course= North 89°45'53" West 279.66 feet); thence along a curve to the right, chord bears North 61°39'21" West 23.57 feet, with a radius of 25.01 feet, and an arc length of 24.54 feet, (actual chord= North 61°39'19" West 23.57 feet); thence North 33°32'19" West 275.13 feet, (actual course= North 33°32'17" West 275.13 feet) to beginning.

More Correctly Described As:

Part of Lot 42, Plat B, LAKE MOUNTAIN ESTATES SUBDIVISION, which is herein described as follows: commencing North 277.11 feet and West 355.62 feet from the South quarter corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 62°2'24" East 244.71 feet (actual course= North 62°02'23" East 244.71 feet); thence South 33°32'19" East 225.58 feet, (actual course= South 33°32'28" East 225.58 feet); thence South 33°32'19" East 202.02 feet, (actual course= South 33°32'28" East 202.02 feet); thence North 89°45'55" West 279.66 feet, (actual course= North 89°45'53" West 279.66 feet); thence along a curve to the right, chord bears North 61°39'21" West 23.57 feet, with a radius of 25.01 feet, and an arc length of 24.54 feet, (actual chord= North 61°39'19" West 23.57 feet); thence North 33°32'19" West 275.13 feet, (actual course= North 33°32'17" West 275.13 feet) to beginning.

All present and future tenements, hereditaments, easements, plats, declarations, bylaws, rights, leases guaranties of leases, subleases, licenses, benefits, privileges, permits, water, water rights, grandfathered water rights, irrigation rights, ditch rights, shares of stock in irrigation districts or evidencing water rights, contracts for effluent, all other contractual rights to water, rights of way, pipes, ditches, fences and appurtenances belonging or in any way appurtenant to, and all oil, gas and other hydrocarbons and other minerals produced from or underlying, the Property or any portion thereof, or any improvements or development thereon, and all reversions, remainders, rents, issues, and profits thereof;

All building an improvements now or hereafter erected on the Property or any portion thereof, and all equipment, inventory and fixtures now or hereafter attached to or located on or used in connection with the Property;

All present and future licenses, permits, approvals and agreements from or with any governmental or quasi-governmental agency or entity or any other person relevant to the zoning, subdivision, division, development, improvement, use, lease, sale or other disposition of the Property or any portion thereof, or any buildings or improvements now or hereafter erected, placed or located on the Property or any portion thereof;

All present and future plans, specifications, drawings, analyses, surveys, reports and other design products, relating to all present and future buildings and tenant and other improvements (including landscaping) constructed on the Real Property or any portion thereof, and all rights in and to all architectural and engineering contracts, surety bonds, warranties, land use plans, studies, building contracts, soil reports, appraisals, feasibility and market studies, management

agreements, operating agreements, service contracts, development contracts, design contracts, sign design contracts, space planning contracts and any other agreements with respect to planning, designing, developing, or inspecting construction on, the Property or any portion thereof and any buildings or improvements thereon, together with any accounts and funds maintained under, pursuant to, or in connection with any such contracts and agreements;

All rights in and to all present and future agreements or commitments for the purpose of financing, refinancing, selling, or otherwise disposing of any interest in the Property or any portion thereof;

All rights to the use of any trade name or trademark by which the Property or any portion thereof, or any improvements or development thereon, are known;

All rights under any policy or policies of insurance (including premium refunds and credits and insurance proceeds) insuring against damage or loss with respect to any portion of the Property, including all fire, casualty, business interruption, rent loss and flood insurance.

All fixtures, attachments, equipment, machinery, hardware, goods, materials, supplies, furniture, furnishings and all tangible personal property of any kind or nature, now or hereafter located at or upon the property including, without limitation, all appliances, electrical fixtures, lighting fixtures, plumbing fixtures, furnaces, boilers, air conditioning units, coolers, windows, shutters, window coverings, doors, door hardware, carpets, rugs, cabinets, countertops, etc.

All inventory, general intangibles, accounts, chattel paper, instruments, notes, drafts, letters of credit, documents and other personal property (to the extent that any of the foregoing constitute personal property under applicable law) that directly or indirectly relate to or are used or intended for use on or in connection with the use, leasing development, design, financing, construction and/or sale of the Property or any portion thereof, or any buildings or improvements located thereon or any easements, appurtenances, hereditaments or privileges appurtenant or incident thereto.

DATED: 11-3-16

eTitle Insurance Agency, Trustee

Tom Cook
Printed Name: Tom Cook

Authorized Officer
3269 South Main, Suite 100
Salt Lake City, UT 84115
Office Hours: 8:00 a.m. – 5:00 p.m.
801-263-3400

State of Utah)
: ss.

County of Salt Lake)

On this 3rd day of November, 2016, Tom Cook, an authorized officer of eTitle Insurance Agency, trustee, appeared before me and acknowledged that he executed the foregoing instrument.



Kristen Brumfield
Notary Public