

Ent: 372240 - Pg 1 of 4  
Date: 7/19/2012 4:10:00 PM  
Fee: \$16.00  
Filed By: eCASH  
Jerry M. Houghton, Recorder  
Tooele County Corporation  
For: US Title Insurance Agency

**ACCOMMODATION  
RECORDING ONLY  
U.S. TITLE**

02.143.0.0002

AFTER RECORDING RETURN TO:

Jason K. Nelsen  
NELSEN LAW OFFICES, P.C.  
300 E. 2650 N.; Ste. 230  
North Ogden, UT 84414

**TRUSTEE'S DEED**

This Trustee's Deed is made by Jason K. Nelsen, as Successor Trustee and a member of the Utah State Bar, under the Trust Deed (defined below), in favor of UTRB, LLC, a Washington limited liability company with a mailing address of P.O. Box 1504, Mercer Island, WA 98040, as Grantee.

WHEREAS, on or about June 15, 2009, KOLOB MOUNTAIN VIEW, LLC, as to an undivided 58% interest, HARMONY MOUNTAIN HOLDINGS, LLC, as to an undivided 31.5% interest, and FLOYD RIGBY, as to an undivided 10.5% interest, as Trustor, executed and delivered to BEEHIVE TITLE INSURANCE AGENCY, L.C., as Trustee, for the benefit of UTRB, LLC, a Washington limited liability company, as Beneficiary, a certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, (hereinafter "Trust Deed"), to secure the performance by the Trustor of obligations under a Promissory Note Secured by Deed of Trust (hereinafter the "Note"), of even effective date executed and delivered for valid consideration to the Beneficiary; and

WHEREAS, the Trust Deed was recorded June 15, 2009 in the Office of the County Recorder of Tooele County, State of Utah, as Entry No. 327621, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default and Election to Sell in this matter; and

WHEREAS, Jason K. Nelsen was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Tooele County, State of Utah, on October 19, 2009, as Entry No. 333509; and

WHEREAS, Jason K. Nelsen, as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Tooele County, a Notice of Default and Election to Sell containing an election to sell the trust property, which was

recorded on October 19, 2009, as Entry No. 333510; and that no later than ten days after the Notice of Default and Election to Sell was filed for record, the Successor Trustee mailed, by certified mail, a copy of the Notice of Default to the Trustor, and 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 and Election to Sell; and

WHEREAS, Jason K. Nelsen, as Successor Trustee, pursuant to the Notice of Default and Election to Sell, and in accordance with the Trust Deed, did execute a Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as July 17, 2012, at 2 o'clock p.m. of said day, at the main entrance of the Third Judicial District Court located at 74 S. 100 East, Tooele, Utah 84074, and did cause copies of the Notice of Trustee's Sale to be posted on the later-described property not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County where the property or some part of it is located; and the Successor Trustee did cause 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 Tooele Transcript-Bulletin, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least 10 days but not more than 30 days before the date of sale; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

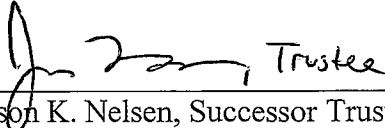
WHEREAS, Jason K. Nelsen, did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$382,688.09 as a credit payment to be applied towards the satisfaction of the indebtedness then secured by said Trust Deed.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Tooele County, State of Utah, described as follows:

**See Exhibit "A" attached hereto and incorporated herein by this reference.**

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

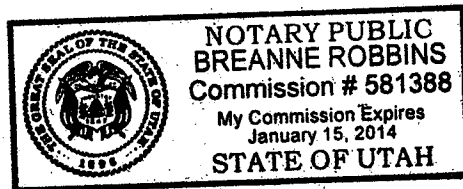
DATED: July 18, 2012

  
\_\_\_\_\_  
Jason K. Nelsen, Successor Trustee

STATE OF UTAH            )  
  )ss.  
COUNTY OF WEBER        )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2012  
by Jason K. Nelsen, Successor Trustee.

*Breanne Robbins*  
\_\_\_\_\_  
Notary Public



**EXHIBIT "A"**

Legal Description

All of that certain real property located in Tooele County, Utah and more particularly described as:

BEGINNING AT A POINT NORTH 280.27 FEET AND WEST 4.91 FEET FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAID POINT BEING ON AN EXISTING 30 INCH DIAMETER SANITARY SEWER PIPELINE; THENCE SOUTH 0°41'18" WEST 500.00 FEET; THENCE SOUTH 0°28'05" EAST 2423.34 FEET; THENCE SOUTH 0°23'00" EAST 2328.07 FEET; THENCE 89°41'14" EAST 2657.42 FEET; THENCE SOUTH 89°40'35" EAST 2233.28 FEET TO THE WEST LINE OF SR-36.

Tax Parcel No. 02-143-0-0003