

When Recorded Mail to:
BAT Holdings, LLC
c/o Barry N. Johnson
3865 South Wasatch Blvd.
Salt Lake City, UT 84109

MTC File No. 109313

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, is made this 8th day of February, 2006, by Meridian Title Company, a Utah corporation, as TRUSTEE under the Trust Deed described below, in favor of BAT Holdings, LLC, a Utah limited liability company, GRANTEE hereunder;

WHEREAS, this Trustee's Deed is made in connection with the following described Trust Deed dated June 11, 2003, made by Brian C. Johnson in favor of MT Management, Inc. with Meridian Title Company as Trustee given to secure a note in the amount of \$5,000.00. Said Trust Deed was recorded June 11, 2003 as Entry No. 88086:2003 of official records.

WHEREAS, under said Trust Deed the Trustor did convey to the Trustee upon the trust therein expressed, the property hereinafter described, to secure the payment of a certain promissory note and other obligations more particularly set forth in the Trust Deed; and

WHEREAS, default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to, to which reference is hereby made; and

WHEREAS, the undersigned Trustee, pursuant to the power of sale conferred in said Trust Deed, filed for record in the office of said Recorder a written Notice of Default and Election of Sale (herein Notice of Default) identifying said Trust Deed by date, parties and recording information and containing a statement that a breach of the obligations for which said Trust Deed was given as security had occurred and setting forth the nature of such breach and of the election to cause the real and personal property described in the Trust Deed (herein collectively referred to as the Property) to be sold to satisfy the obligations for which said Trust Deed was given as security; and

WHEREAS, The Notice of Default was recorded November 12, 2004 as Entry No. 127633:2004.

WHEREAS, not later than ten days after such Notice of Default was recorded, the Trustee did cause copies of the Notice of Default to be mailed, by certified mail, with postage prepaid, to the Trustor and to each person whose name and address were set forth in a request therefore, which had been recorded prior to the filing for record of the Notice of Default, directed to the address designated in said request; and

WHEREAS, more than three months elapsed since the filing for record of the said Notice of Default during said three-month period said default was not cured and said default still continued; and

WHEREAS, the Trustee has thereafter given written notice of the time and place of sale, particularly describing the property to be sold, as follows: (a) By mailing by certified mail, with postage prepaid, to the Trustor and to each person whose name and address were set forth in a request therefore; (b) By publication of Notice of Trustee's Sale in a newspaper of general

circulation in Utah County, Utah, three times, once a week, for three consecutive weeks the last publication being at least 10 days and not more than 30 days prior to the date of sale; and (c) By posting such notice of sale at least 20 days prior to the date of sale in a conspicuous place on the property to be sold and in the office of the County Recorder in the County in which the Property is situated;

WHEREAS, the time and place of the sale having been prescribed for February 8, 2006 at 9:05 a.m. at the Front Door of the Utah County Fourth District Courthouse, American Fork Department, at 75 East 80 North, American Fork, Utah 84003, and the sale having been held at said time and place, at which time and place the following described Property was offered for sale to the highest bidder, and the Grantee herein having made the highest bid for the Property in the amount of \$95,000, which bid was accepted by the Trustee, and the purchase price being fully paid; and

NOW THEREFORE, in consideration of the foregoing, the Trustee as Grantor does now, by these presents, convey and set over to the said Grantee, without right of redemption, all of the right, title, claim, estate and interest of the Trustor, its successors in interest and all persons claiming by, through, or under the Trustor in and to the Property described below pursuant to said Trust Deed, including all such right, title, interest and claim in and to the Property acquired by the Trustor or its successors in interest subsequent to the execution of the Trust Deed.

The Property conveyed by this Trustee's Deed is located in Utah County, State of Utah and is more particularly described as follows, to-wit:

The Southwest Quarter of the Southwest Quarter; the West one-half of the Northwest Quarter of the Southwest Quarter; and the West one-half of the East one-half of the Northwest Quarter of the Southwest Quarter; all located in Section 22, Township 7 South, Range 2 West, Salt Lake Base and Meridian.

Less and excepting the following legal description:

Commencing Southwest corner of Section 22, Township 7 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 16' 21" East 159.46 feet; thence South 88 degrees 32'04" East 1,324.18 feet; thence South 16'21" West 159.46 feet; thence North 88 degrees 32'04" West 1,324.18 feet to beginning.

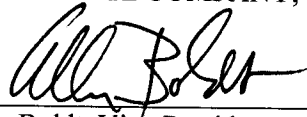
Tax Id. No. 59-130-0008.

This sale and conveyance is made without any covenant or warranty, express or implied as to title or otherwise with respect to the above-described property.

Dated: February 8, 2006.

MERIDIAN TITLE COMPANY, TRUSTEE

By: _____


Allan Boldt, Vice-President

