

AFTER RECORDING RETURN TO:
Armand J. Howell, Esq.
Matheson & Howell PC
648 East First South
Salt Lake City, Utah 84102
Telephone: (801) 363-2244
Title Co. No.: F-D49243
MMOJ No.: 029883m

FD-49243

TRUSTEE'S DEED

This Deed is made by Armand J. Howell, a member of the Utah State Bar, as successor Trustee under the hereinafter mentioned and described Trust Deed, in favor of Leavitt Land & Investment, Inc., PO Box 130, Cedar City, UT 84721, as Grantee.

WHEREAS, on April 27, 2007, Parrish-Legacy, LLC, a Utah limited liability company, as Trustor, executed and delivered to Alan A. Jones, a member of the Utah State Bar Association, as Trustee, for the benefit of Leavitt Land & Investment, Inc., a Utah corporation, as Beneficiary, a certain Trust Deed to Secure the performance by said Trustor of its obligations under a Promissory Note executed and delivered for a valid consideration to Leavitt Land & Investment, Inc., a Utah corporation. Said Trust Deed was recorded in the office of the Davis County Recorder on June 6, 2007, as Entry No. 2277278, in Book 4298, at Page 515 and covered the property hereinafter described; and

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

WHEREAS, Armand J. Howell, was duly appointed by the Beneficiary as successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Davis County, State of Utah, on April 26, 2013, as Entry No. 2736231, in Book 5757, at Page 752; and

WHEREAS, Armand J. Howell, as successor Trustee under said Trust Deed, executed and thereafter filed for record in the Office of the County Recorder of Davis County, a written Notice of Default containing an election to sell the property, which Notice of Default was recorded on April 26, 2013, as Entry No. 2736232, in Book 5757, at Page 755; and

WHEREAS, Armand J. Howell, as successor Trustee, in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute a Notice of Trustee's Sale stating that he, as successor Trustee, would sell at public auction to the highest bidder for cash, in lawful money in the United States, the Property therein and hereinafter described, and fixing the time and place of said sale as September 3, 2013, at 2:00 pm of said day, and did cause copies of said notice to be posted for not less than 20 days before the date of the sale therein fixed, at the office of the county recorder wherein said Property is located, and also in a conspicuous place on the Property to be sold; and said successor Trustee did cause a copy of said notice to be published once a week for three consecutive weeks before the date of sale therein fixed in a newspaper having a general circulation in the county in which the Property to be sold is situated; and

06-008-0108, 0101
02-013-0044

WHEREAS, said successor Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to Grantee above named, being the highest bidder therefore, the property described.

WHEREAS, all applicable statutory and contractual provisions have been complied with;

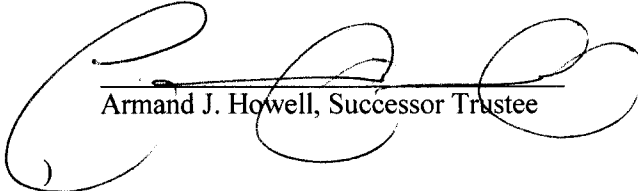
NOW, THEREFORE, Armand J. Howell, as successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant and convey unto Grantee above named, but without any covenant or warranty, express or implied, all of that certain Property situated in Davis County, State of Utah, described as follows:

**** SEE EXHIBIT A ****

TAX ID No. **** SEE EXHIBIT A ****

TOGETHER WITH all improvements now or hereafter created on the Property, and all easements, appurtenances, and fixtures now or hereafter created on the Property.

DATED: September 4, 2013.

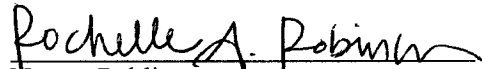


Armand J. Howell, Successor Trustee
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:SS.
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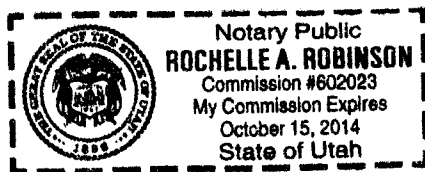
State of Utah

County of Salt Lake

The foregoing instrument was acknowledged before me this fourth day of September, 2013, by Armand J. Howell.



Notary Public



PARCEL 1

BEGINNING AT A POINT NORTH 0°01'07" WEST 1559.96 FEET ALONG THE QUARTER SECTION LINE, NORTH 89°07'03" EAST 702.30 FEET TO AS EXISTING FENCE AND NORTH 1°13'17" EAST 343.32 FEET ALONG SAID FENCE TO THE TRUE POINT OF BEGINNING, FROM THE SOUTH QUARTER CORNER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN THE CITY OF CENTERVILLE, AND RUNNING THENCE NORTH 89°38'03" EAST 504.36 FEET TO THE WEST LINE OF A FRONTAGE ROAD; THENCE NORTH 0°03'06" EAST 121.23 FEET ALONG SAID ROAD; THENCE SOUTH 89°07'03" WEST 501.88 FEET TO AN EXISTING FENCE; THENCE SOUTH 1°13'17" WEST 121.29 FEET TO THE POINT OF BEGINNING.

06-008-0108 and other property

PARCEL 2

BEGINNING AT A POINT SOUTH 0°29' WEST 409.30 FEET ALONG THE SECTION LINE AND SOUTH 89°38'40" WEST 501.71 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN AND RUNNING THENCE SOUTH 0°29' WEST 180.76 FEET MORE OR LESS, TO THE NORTH LINE OF TRACT SOLD IN 332-480; THENCE SOUTH 89°46'40" WEST 485.0 FEET ALONG SAID NORTH LINE; THENCE NORTH 0°29' EAST 179.63 FEET TO A POINT SOUTH 89°48'40" WEST OF BEGINNING; THENCE NORTH 89°38'40" EAST 485.0 FEET TO THE POINT OF BEGINNING.

02-013-0044

PARCEL 3

A TRACT OF LAND IN DAVIS COUNTY, UTAH, SITUATE IN THE NW 1/4 SE 1/4 OF SECTION 12, T2N, R1W, SLB & M. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF THE EXISTING PARRISH LANE AT THE NORTHEAST CORNER OF SAID TRACT OF LAND, WHICH POINT IS 71.213M (233.64 FEET) SOUTH AND 60.350M (198.00 FEET) EAST AND 159.639M (523.75 FEET) SOUTH 89°54'34": EAST (RECORD NORTH 89°48'45" EAST) FROM THE CENTER OF SAID SECTION 12 AS MONUMENTED WITH A COUNTRY BRASS CAP; AND RUNNING THENCE NORTH 89°54'34" EST 35.517M (116.52 FEET) ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF A HIGHWAY KNOWN AS PROJECT NO. 0067; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING (8) COURSES AND DISTANCES (1) THENCE SOUTHWESTERLY 12.445M (44.11 FEET) ALONG THE ARC OF A 25.800M (84.65 FOOT) RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 24°57'58" WEST 13.293M (43.61 FEET) (2) THENCE SOUTH 10°02'15" WEST 47.839 M (156.95 FEET) (3) THENCE SOUTHERLY 12.046M (39 52 FEET) ALONG THE ARC OF A 180.200M (591.21 FOOT) RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 16°40'25" WEST 12.044M (39.51 FEET) (4) THENCE SOUTH 18°34'47" WEST 76.593M (251.29 FEET) (5) THENCE SOUTHERLY 34.307M (113.55 FEET) ALONG THE ARC OF A 306.601M (1005.91 (FOOT) RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 21°48'19" WEST 34.289M (112.50 FEET) (6) THENCE SOUTH 25°00'19" WEST 63.120M (207.09 FEET) (7) THENCE SOUTHWESTERLY 24.633M (80.82 FEET) ALONG THE ARC OF A 96.057M (315.15 FOOT) RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 32°54'50" WEST 24.565. (80.59 FEET) (8) THENCE SOUTHWESTERLY 6.161M (20.21 FEET) ALONG THE ARC OF A NON TANGENT 676.700M (2220.14 FOOT) RADIUS CURVE TO

THE RIGHT, CHORD BEARS SOUTH 26°37'45" WEST 6 161M (20.21 FEET), MORE OR LESS TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT OF LAND; THENCE SOUTH 89°56'13: EAST 126.953M (416.51 FEET) MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY LINE TO THE EASTERLY BOUNDARY LINE OF SAID TRACT OF LAND; THENCE NORTH 1°18'27" EAST 258.615M (848.47 FEET) MORE OR LESS, ALONG SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. 06-008-0101