

4945304

When Recorded, Mail To:

Heidi F. Ashton  
West One Bank, Utah  
107 South Main  
Salt Lake City, Utah 84111

1100

4945304  
26 JULY 90 04:29 PM  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
WESTERN STATES TITLE  
REC BY: KARMA BLANCHARD, DEPUTY

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 17th day of July, 1990, by Geri A. Allison, as Successor Trustee and Grantor, and West One Financial Services Incorporated, whose address is 107 South Main Street, Salt Lake City, Utah, Grantee.

IN CONSIDERATION of Ten Dollars and other valuable consideration received, the Successor Trustee and Grantor hereby conveys, without warranty, express or implied, and subject to all prior liens and encumbrances, to Grantee the following described real property situated in Salt Lake County, Utah:

See attached Exhibit "A" which is attached hereto and made a part hereof.

W I T N E S S E T H:

A. This conveyance is made pursuant to the powers conferred on Grantor by that Construction Loan Deed of Trust and Security Agreement ("Trust Deed") dated November 6, 1986, executed by Country Plaza Associates, Ltd., as Trustor, to Western States Title Company, Trustee, with Moore Financial Services Incorporated (now West One Financial Services, Incorporated), Beneficiary, recorded November 7, 1986, in Book 5838, beginning at Page 369, as Entry No. 4346353, official records of Salt Lake County, Utah, conveying the property described above as security for the Note and other obligations as set forth in the Trust Deed; and

B. Geri A. Allison ("Successor Trustee") was appointed Successor Trustee under the Trust Deed by that certain Substitution of Trustee, dated October 11, 1983, recorded October 18, 1988, as Entry No. 4689507, in Book 6073, at Page 1782, of the records of the County Recorder of Salt Lake County, Utah; and

C. After satisfaction of the conditions authorizing this conveyance specified in the Trust Deed and by law, as follows:

WSTC 87.31

BK6239PG1842

1. Breach and default occurred under the provisions of the Trust Deed in the manner set forth in the Notice of Default referred to below, such default continuing until time of sale.

2. Moore Financial Services Incorporated (now West One Financial Services, Inc.), the then holder of the Note secured by said Trust Deed and Beneficiary under the same, caused the Successor Trustee to execute a written Notice of Default and of election to sell, which Notice was duly recorded on October 18, 1983, as Entry No. 4689508, at Book 6073, beginning at Page 178, official records of Salt Lake County, Utah.

3. Not later than ten days after said Notice of Default was recorded, the Successor Trustee, duly mailed or otherwise provided in the manner required by law all copies of such notice required under the Trust Deed or by law, including notice to the Trustor at his property address and to all who properly filed for record Requests for Notice.

4. The Successor Trustee, in consequence of the foregoing and of the passage of at least three months after said Notice of Default was recorded, executed its Notice of Trustee's Sale declaring the time and place of sale to be on Wednesday, July 11, 1990 at 11:00 a.m. and particularly describing the property and setting out the conditions of sale; and gave such Notice of Sale as follows:

(a) By posting such Notice at least twenty days prior to the date of sale in a conspicuous place on the property to be sold and in at least three public places of the city or precinct in which the property to be sold is situated, by and through the Sheriff of Salt Lake County, State of Utah, as is evidenced by the attached Return on Trustee Sale.

(b) By publishing such Notice in THE SALT LAKE TIMES, a newspaper of general circulation in Salt Lake County, Utah, three times, once a week, for three consecutive weeks: June 15, 22 and 29, 1990, the last publication occurring at least ten days and not more than thirty days prior to the day of sale; and

(c) By mailing copies of such Notice, at least twenty days prior to sale, to those having the right to receive them under the Trust Deed and by law, including the Trustor thereunder.

5. At the time and place of sale specified above, the Successor Trustee duly sold at public auction to Grantee, the highest bidder, the above-described property for the bid price,

which has been received by the Successor Trustee and applied on the obligation secured as required by law and the provisions of the Trust Deed.


6. All other applicable Utah statutory provisions or Trust Deed terms have been complied with as to acts to be performed and notices to be given.

SUCCESSOR TRUSTEE:

Gerri A. Allison  
Gerri A. Allison, Esq.  
107 South Main  
Salt Lake City, Utah 84111

STATE OF UTAH )  
 ) : ss.  
COUNTY OF SALT LAKE )

On the 17<sup>th</sup> day of July, 1990, before me, the undersigned Notary, personally appeared Gerri A. Allison, Esq., who is personally known to me to be the person whose name is signed on the foregoing document, and who being by me duly sworn, did say that she executed the same voluntarily for its stated purpose.

 **NOTARY PUBLIC**  
**HEIDI F. ASHTON**  
107 South Main St  
Salt Lake City, Utah 84111  
My Commission Expires  
March 1, 1992

Heidi F. Ashton  
Notary Public  
Residing at: Centerville, Utah

My Commission Expires March 4, 1994

EXHIBIT "A"

PROPERTY DESCRIPTION

The following real property is located in Salt Lake County, Utah and is more particularly described as follows:

Beginning at a point on the West line of Redwood Road (a 53.00 foot half width) said point being South 0°06'05" West 642.06 feet along the center line of Redwood Road (1700 West Street) and North 89°53'55" West 53.00 feet from the North Quarter Corner of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian running;

thence North 89°53'55" West 232.21 feet to the East line of the Utah and Salt Lake Canal Right-of-Way;  
thence South 20°31'47" East 98.15 feet along said East line;  
thence South 13°06'09" East 46.58 feet along said East line;  
thence South 6°15'09" East 32.50 feet along said East line;  
thence South 4°25'06" West 69.19 feet along said East line;  
thence South 8°33'08" West 403.99 feet along said East line to the North line of 10400 South Street (a 40.00 foot half width);  
thence North 89°50'41" East 115.97 feet along said North line;  
thence North 0°06'05" East 104.00 feet;  
thence North 20°03'16" East 93.77 feet;  
thence North 89°50'41" East 30.00 feet;  
thence North 0°06'05" East 47.00 feet;  
thence North 89°50'41" East 70.00 feet to the West line of Redwood Road (a 53.00 foot half width);  
thence North 0°06'05" East 397.99 feet along said West line to the point of beginning.

Contains 2.460 acres.

FOR COPY-  
CO. RECORDER

BK6239PG1845

# RETURN ON NOTICE TRUSTEE SALE

STATE OF UTAH  
COUNTY OF SALT LAKE

} ss. SHERIFF'S OFFICE

ORIGINAL  
 AMENDED  
 DUPLICATE

1. Date Received 6-14-90 2. Date Posted 6-15-90  
3. Location of property posted 10350 So. Redwood Rd.  
4.  Posted additional copy(s) at \_\_\_\_\_

I also posted a true and correct copy of said notice in three (3) public places in the city and county in which property to be sold is situated.

N. D. "PETE" HAYWARD, Sheriff of Salt Lake County, State of Utah

DOCKET # 16054  
PROCESSED BY AK

### SHERIFF'S FEES

Service \$ 15.00  
Mileage \$ 13.50  
Total \$ 28.50

I certify that the forgoing is true and correct and that this certificate is executed on (date) 6-18-90  
By Deputy Sheriff J. Schunk

-POOR COPY-  
CO. RECORDS

8K6239PG1846