

When Recorded Mail To:

Wasatch Credit Corporation
220 South 200 East Suite 110
Salt Lake City, Utah 84111

11/14/96 09:22 AM 6505141 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
WASATCH CREDIT CORP
220 S 200 E STE.110
SLC UT 84111
REC BY: B GRAY DEPUTY - NP

TRUSTEE'S DEED

Bruce J. Udall, Esq., Herein called Trustee under the trust deed hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty to Holly Knudson, (hereinafter Grantee) all of the real property situated in the County of Salt Lake, State of Utah, more particularly described as follows:

See Exhibit "A"

This conveyance is made pursuant to the powers conferred upon Trustee by the trust deed between Dennis L. Bowen and Sandra Bowen, as Trustor, Bradley R. Jones, Esq. (wherein Bruce J. Udall, Esq., was appointed Successor Trustee) as Trustee herein, Meadowbrook Village (who assigned its interest to Holly Knudson on April 30, 1996), as Beneficiary, dated December 14, 1995, and recorded January 3, 1996, as Entry No 6249247 in book 7303 at Page 566 of Official Records of the County of Salt Lake, State of Utah, and after the fulfillment of the conditions specified in said trust deed authorizing this conveyance as follows:

A) Default occurred in the obligations for which such trust deed was given as security and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said trust deed, Notice of Default was recorded on May 8, 1996, as Entry No 6351978 Book 7395 on Page 1060, Salt Lake County Records. The nature of such default being as set forth in the said Notice of Default, a copy of such Notice was mailed by Certified Mail to each person who recorded a request therefor. Such default still exists at time of sale.

B) More than three months after recordation of said Notice of Default, Trustee gave notice of the time and place of the sale of said property by Certified Mail, by posting in a conspicuous place on the property to be sold and in three public places of each precinct or city in which the property, or some part thereof is situated, and by publishing in a newspaper having a general circulation in each county in which the property is situated.

C) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

D) All requirements of law regarding the mailing, posting, publication and recording of Notice of Default, and Notice of Sale and of all other notices have been complied with.


E) Trustee, at the time and place of sale fixed by said notice, at publication, in one parcel, struck off to Grantee, being the highest thereof, the property herein described, subject to however,

6505141

BK7534PG1779

to all prior liens and encumbrances. No person or corporation offered to take any part of the said property less than the whole thereof for the amount of principal, interest advances and costs.


IN WITNESS WHEREOF, subscribed by my hand this 3rd day of September, 1996.

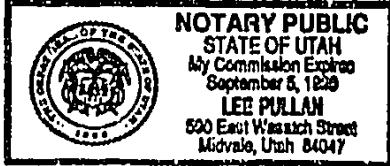

Bruce J. Udall, Esq.
Successor Trustee

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Salt Lake)

On the 3rd day of September, 1996, personally appeared before me, Bruce J. Udall, Esq., the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public
My Commission Expires: 9-5-99
Residing At: *Midvale, Utah*



BK 7534 PG 1780

"Exhibit A"

beginning at a point 229.42 feet South and 400.33 feet West from the Northwest corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence West 204.41 feet; thence North 234.4 feet; thence East 204.41 feet; thence South 234.4 feet to the point of beginning. Containing 1.10 acres.

Also, beginning at a point 162.19 feet North and 301.81 feet West from the Northeast corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence West 98.52 feet; thence North 311.60 feet; thence East 98.52 feet; thence South 311.60 feet to the point of beginning. Containing 0.705 acres.

Also, beginning at a point 229.42 feet South and 338.38 feet West from the Northeast corner of Section 16, Township 1 North, Range 1 West, Salt Lake Base and Meridian; thence West 61.95 feet; thence North 391.61 feet; thence East 98.52 feet; thence South 40.00 feet; thence West 36.57 feet; thence South to the point of beginning. Containing 0.59 acres.

BK7534Pg1781