

Ret. To Sinclair P.O. Box 31825
Salt Lake City
Utah 84131

4113797

TRUSTEE'S DEED

This indenture made this 22nd day of July, 1985, between Lisa-Michele Church as Trustee and Grantor hereunder, and Sinclair Marketing, Inc., as Grantee hereunder.

WHEREAS, by Trust Deed with assignments of rents dated May 1, 1983, recorded May 19, 1983 as Entry No. 3795199 in Book 5460 at Page 1266 of the County Recorder of Salt Lake City, State of Utah, Bonus Utah, Inc., W. B. Inglesby, and J. R. Mastelotto, as "Trustors" did convey to Mark J. Williams, as "Trustee," upon the trust herein 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, Lisa-Michele Church was substituted as Trustee under the Trust Deed; and

WHEREAS, Sinclair Marketing, Inc., a Delaware corporation, being then the holder of the Note secured by the Trust Deed, did cause the Trustee to execute a written Notice of Default and did cause said property to be sold to satisfy the obligations of the Trust Deed, and accordingly, on January 17, 1985, the Trustee did file for record in the office of the County Recorder of Salt Lake County, Utah, a Notice of Default, which notice was recorded in Book 5622 at Page 3002 as Entry No. 4040052, all in Salt Lake County; and

WHEREAS, not later than ten (10) days after such Notice of Default was recorded, the Trustee mailed, by Certified Mail with

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postage prepaid, a copy of such Notice of Default, with the recording date shown thereon, addressed to Bonus Utah, Inc., W. B. Inglesby, and J. R. Mastelotto, at 1243 East 2100 South, Salt Lake City, Utah 84105, which is the address of the Trustors as set forth in said Trust Deed, and mailed the same to the Trustors at their individual addresses, and to all other parties who had filed for record a request for copy of Notice of Default; and

WHEREAS, more than three (3) months have elapsed since the filing for record of the said Notice of Default, and during said three month period said default was not cured, and said default still continued; and

WHEREAS, the Trustee gave written notice of the time and place of sale, particularly describing the property to be sold, as follows:

(a) By publication of 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, namely, June 28, 1985, July 5, 1985, and July 12, 1985, the last publication being at least ten (10) days and not more than thirty (30) days prior to the date of sale, and

(b) By posting such notice at least twenty (20) days prior to the date of sale on some conspicuous place on the property to be sold, and on at least three (3) public places

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of the city in which the property to be sold is situated;
and

WHEREAS, AT 10:00 a.m. on Monday, July 22, 1985, at the north front steps of the Third Judicial Court Building in Salt Lake City, Utah, that being the time and place specified in the Notice of Sale hereinabove referred to, the Trustee did sell the following described property at public auction to the Grantee, the highest bidder therefor; and

WHEREAS, the sum bid by the Grantee has been received by the Trustee and applied by it in accordance with the provisions of the Trust Deed

NOW THEREFORE, in consideration of the receipt of the sum of TWO HUNDRED FIVE THOUSAND (\$205,000.00) DOLLARS, the amount so bid by Grantee, the receipt of which is hereby acknowledged, Lisa-Michele Church, as Trustee and Grantor hereunder, does hereby convey to Sinclair Marketing, Inc., Grantee hereunder, all of the right, title, interest, and claim of Bonus Utah, Inc. and W. B. Inglesby and J. R. Mastelotto, or their successors in interest subsequent to the execution of the above-described Trust Deed, in and to the following described real property located in Salt Lake County, Utah, to-wit:

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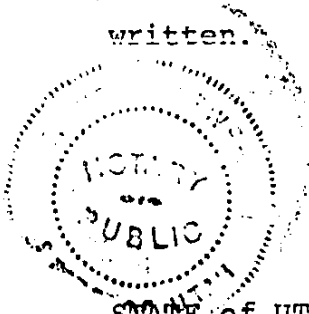
COMMENCING 214.5 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 19, BLOCK 1 FIVE ACRE PLAT "A", DIO FIELD SURVEY, AND RUNNING THENCE SOUTH 99.7 FEET; THENCE WEST 84.17 FEET; THENCE NORTH 100 FEET, MORE OR LESS, TO THE SOUTH LINE OF HOLLYWOOD AVENUE; THENCE EAST 84.17 FEET TO THE POINT OF BEGINNING.

COMMENCING 74.15 FEET NORTH AND 134.65 FEET, MORE OR LESS, WEST FROM THE SOUTHEAST CORNER OF LOT 19, BLOCK 1 FIVE ACRE PLAT "A", DIO FIELD SURVEY, SAID POINT BEING 14.75 FEET EAST OF THE WEST LINE OF EXISTING RIGHT OF WAY, EAST 46 FEET, MORE OR LESS, TO THE WEST LINE OF ADJOINING PROPERTY, THENCE SOUTH 5 DEGREES 4 MINUTES WEST 85.48 FEET; THENCE WEST 46 FEET, MORE OR LESS, TO EAST LINE OF EXISTING RIGHT OF WAY; THENCE NORTH 5 DEGREES 4 MINUTES EAST 85.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE 14.75 FOOT BY 85.48 FOOT RIGHT OF WAY ADJOINING ON THE WEST, GOING NORTH TO HOLLYWOOD AVENUE.

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

IN WITNESS WHEREOF, the Trustee and Grantor hereunder has caused this deed to be executed on the day and year first above written.



Lisa-Michele Church
LISA-MICHELE CHURCH
Trustee and Grantor

STATE of UTAH)
:ss
COUNTY OF SALT LAKE)

On the 23rd day of July, 1985, personally appeared before me Lisa-Michele Church, signer of the above instrument, who duly acknowledged to me that she executed the same.

Reverend L Brewer
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:
6-5-88

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KATHLEEN DIXON
REGISTER
SALT LAKE COUNTY,
UTAH
JUL 23 10 04 AM '85
RECEIVED
DEP
REBECCA GRAY

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