



W2462351

WHEN RECORDED MAIL TO:

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Salt Lake City, Utah 84111
MNT 19221

E# 2462351 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
10-MAR-10 3:21 PM FEE \$16.00 DEP KA
REC FOR: METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

Tax Parcel Nos.: 22-023-0086,
22-006-0004 and 22-006-0019

NOTICE OF DEFAULT

WOLF CREEK PROPERTIES, LC, a Utah limited liability company, as Borrower ("Trustor"), executed that certain DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (REVOLVING CREDIT), dated June 7, 2006 (the "Deed of Trust"), in favor of METRO NATIONAL TITLE, as original Trustee ("Original Trustee"). The Deed of Trust names AMERICA FIRST FEDERAL CREDIT UNION as Beneficiary ("Beneficiary").

The Deed of Trust was recorded on June 8, 2006, as Entry No. 2185483, in the official records of Weber County, Utah.

The Deed of Trust encumbers that certain real property located in Weber County, Utah (the "Property"), more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Beneficiary, by Substitution of Trustee, has appointed MARK B. DURRANT, Esq., 201 South Main Street, Suite 800, Salt Lake City, Utah 84111-2221, a member of the Utah State Bar, as successor trustee ("Successor Trustee").

The Property was conveyed to Original Trustee, in trust, as security for the obligations of Trustor to make payments under a Promissory Note (Revolving Line of Credit), dated June 7, 2006, in the original maximum principal amount of \$10,000,000.00 (the "Note"). Trustor has failed to pay the sums owed to Beneficiary at the times and in the amounts as required by the Note and has failed to observe and perform under the terms, covenants and

conditions contained in the Note and the Deed of Trust, thereby breaching the obligations for which the Deed of Trust was given as security.

By reason of such breach, Beneficiary, by and through Successor Trustee, has declared and does hereby declare all sums secured by the Deed of Trust immediately due and payable and has elected and does hereby elect to sell or cause the Property to be sold to satisfy the obligations secured by the Deed of Trust pursuant to Title 57, Chapter 1, Utah Code Annotated (1953, as amended).

DATED this 5th day of March, 2010.

SUCCESSOR TRUSTEE:


MARK B. DURRANT, ESQ.

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

The foregoing instrument was acknowledged before me this 5th day of March, 2010, by MARK B. DURRANT, ESQ., as successor trustee.


NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:
8-26-12




EXHIBIT A**(Legal Description of Property)**


The following described real property is located in Weber County, Utah:

Parcel I

Part of the Southwest Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning 20 feet North and 50 feet West of the Northeast corner of Silver Bell Estates No. 2; running thence North 1140 feet; thence West 467 feet; thence South 1160 feet; thence East 140.39 feet; thence North 61D45'23" East 41.85 feet; thence East 289.74 feet to the place of beginning.

22-023-0086 **Parcel II**

All of the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the Southwest Quarter of the Southeast Quarter and the East 1/2 of the Northeast Quarter of the Southwest Quarter and the East 1/2 of the Southeast Quarter of the Southwest Quarter of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

22-006-0 004 **Parcel III**

Part of the Southwest Quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S Survey, more particularly described as follows: Beginning at the Southwest corner of said Section 15, running thence North 2640 feet, more or less, to the West Quarter corner of said Section 15; thence East 1485 feet along the Quarter Section line; thence South 2640 feet, more or less, parallel to the West line of said Section 15 to a point on the South line of Section 15; thence West 1485 feet to the point of beginning.

22-006-0019 