

RECORDED IN THE OFFICE OF

40389

CHRISTENSEN, TAYLOR & MOODY

1986 NOV 25 AM 10:22

NINA B. REID
UTAH COUNTY RECORDER
REPORT

40389

CORRECTED TRUSTEE'S DEED

THIS ALL INCLUSIVE CORRECTED TRUSTEE'S DEED made this 19th day of November, 1986 and Robert L. Moody as Substitute Trustee whose address is 55 East Center Street, Provo, Utah, hereby conveys all right, title and interest to C. Jess Groesbeck and Sharon L. Groesbeck as joint tenants and not tenants in common with full rights of survivorship the following described property situated in Utah County, State of Utah:

Commencing at a point located North 660.16 feet (201.22 meters) and West 275.02 feet (83.83 meters) from the South one-quarter corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence West 247.80 feet (75.53 meters); thence North 19 deg. 12'00" West 247.29 feet (75.37 meters) to the bottom of a ravine; thence along said ravine the following bearings and distances: North 17 deg. 16'25" East 50.00 feet (15.24 meters); thence North 83 deg. 30'37" East 321.99 feet (98.14 meters); South 45 deg. 43'21" East 45.40 feet; thence South 7 deg. 35'58" West 288.51 feet (87.94 meters) to the point of beginning.

TOGETHER WITH and subject to the following right of way:

Commencing at a point North 665.04 feet and West 1809.72 feet from the South quarter corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 8 deg. 34' West 56.10 feet; thence North 84 deg. 59' East 408.34 feet; thence North 73 deg. 12' East 237.19 feet; thence South 78 deg. 08' East 91.88 feet; thence South 50 deg. 04' East 265.38 feet; thence

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South 56 deg. 35' East 312.90 feet; thence
South 78 deg. 05' East 61.50 feet; thence
North 49 deg. 55' East 197.15 feet; thence
North 24 deg. 19' East 90.75 feet; thence
East 61.45 feet; thence South 24 deg. 19'
West 128.77 feet; thence South 49 deg. 55'
West 237.19 feet; thence North 78 deg. 05'
West 99.44 feet; thence North 56 deg. 35'
West 326.71 feet; thence North 50 deg. 04'
West 254.55 feet; thence North 78 deg. 08'
West 63.57 feet; thence South 73 deg. 12'
West 238.65 feet; thence South 84 deg. 59'
West 410.67 feet to the point of beginning.

ALSO TOGETHER WITH and subject to a right of
way over and across the following:

Commencing at a point North 660.00 feet and
West 1403.86 feet from the South one quarter
corner of Section 7, Township 6 South, Range
3 East, Salt Lake Base and Meridian; thence
West 405.10 feet; thence North 08 deg. 34'
West along the Easterly boundary of Canyon
Road 250.00 feet; thence East 172.14 feet;
thence South 14 deg. 30' West 126.92 feet;
thence South 61 deg. 13' East 52.00 feet;
thence North 83 deg. 45' East 568.16 feet;
thence South 03 deg. 50' East 111.51 feet;
thence North 73 deg. 58' West 72.58 feet;
thence South 75 deg. 50' West 253.80 feet;
thence South 7.82 feet to the point of
beginning.

ALSO TOGETHER WITH and subject to a right of
way over and across the following:

Beginning at a point which is 660.00 feet
North and 522.82 feet west from the South
quarter corner of Section 7, Township 6
South, Range 3 East, Salt Lake Base and
Meridian; thence West 538.79 feet; thence
North 14 deg. 53' West 38.38 feet; thence
North 52 deg. 18' West 20.93 feet; thence
North 3 deg. 59' West 30.00 feet; thence
East 539.41 feet; thence South 19 deg. 12'
East 84.52 feet to the point of beginning.

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ALSO TOGETHER WITH and subject to any other rights of way used for ingress and egress to and from the property first above described.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents and issue, profits, income, tenements, hereditaments, privileges and appurtenances hereunto belonging, now on said property or any part thereof. Said conveyance is pursuant to the power of sale described in the certain All Inclusive Trust Deed dated the 17th day of December, 1985 and filed for record January 9, 1986 as Entry No. 667 in Book 2273 at Page 767 of the Official Records of the Office of the Utah County Recorder.

This power of sale is exercised after full compliance of 57-1-19 through 57-1-36 but more particularly the following:

1. The Trustee named in the Trust Deed described hereinabove was a Title and Abstract Company authorized to do business in Utah under the laws of Utah and the Successor Trustee being a member of the Utah State Bar.

2. A Notice of Default dated the 20th day of May, 1986 and filed on the 20th day of May, 1986 as Entry No. 15526 in Book 2305, Page 731 through 733. That a Notice of Trustee's Sale dated the 22nd day of August, 1986 setting the 26th day of September, 1986 at 9:00 a.m. at the Courthouse in Provo, Utah County, State of Utah was published in the Daily Herald, a

newspaper of general circulation in Utah County, State of Utah, on August 25, September 1, and September 8, 1986.

3. A copy of the Notice of Trustee's Sale was posted more than 20 days before the date of the sale on the premises and in addition thereto, three public places in Provo, Utah County, State of Utah.

4. The sale was conducted at the Courthouse in Provo, Utah County, State of Utah at 9:00 a.m. on September 26, 1986 by the Substitute Trustee and sold to the beneficiaries, they being the only bidders.

5. That the purchaser paid the price of the bid by crediting the sum of ONE HUNDRED EIGHTY FIVE THOUSAND (\$185,000.00) DOLLARS toward the balance owing on the Promissory Note.

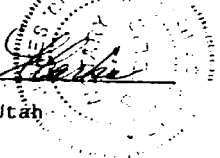
Robert L. Moody
ROBERT L. MOODY
Successor Trustee

STATE OF UTAH)
) :ss
County of Utah)

On the 19th day of November, 1986, personally appeared before me Robert L. Moody, the signer of the above instrument who duly acknowledged to me that he was the same.

Robert L. Moody
NOTARY PUBLIC
Residing at: Provo, Utah

My Commission Expires: 12/4/89



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