

# SUMMIT COUNTY SHERIFF'S OFFICE

SHERIFF JUSTIN MARTINEZ

6300 JUSTICE CENTER ROAD PARK CITY, UTAH 84098 (435) 615-3600

## SHERIFF'S DEED

**THIS SHERIFF'S DEED** is made effective as of the 11<sup>th</sup> day of June, 2019 between *Justin Martinez*, Sheriff of Summit County, State of Utah ("**Grantor**"), and *REDUS Park City, LLC* ("**Grantee**").

WITNESSETH, WHEREAS, on April 15, 2015 a Judgment (the "**Judgment**") was entered by the Third Judicial District Court of Salt Lake County, State of Utah, in *WELLS FARGO BANK, NATIONAL ASSOCIATION, and MIDTOWN ACQUISITIONS L.P., Plaintiffs, vs. TALISKER PARTNERSHIP; TALISKER INVESTMENTS (CANADA) INC.; TALISKER INVESTMENTS (U.S.) INC.; TALISKER DEVELOPMENTS INC.; UNITED PARK CITY MINES COMPANY; TUHAYE LLC; TUHAYE GOLF, LLC; MOUNTAIN RESORTS DEVELOPMENT (PIOCHE), LLC; MOUNTAIN DEVELOPMENTS I, INC.; TOWER CLUB LLC; and TUHAYE ELM, INC., Defendants*, Civil No. 150902509.

AND WHEREAS, upon entry of the Judgment, an Abstract of the Judgment was filed in the Third Judicial District Court of Summit County, pursuant to Utah Code Ann. § 78B-5-202(3), where the Judgment now "ha[s] the same force and effect as a judgment entered in [this] court." *Id.*

AND WHEREAS, after the Judgment was filed in the Third Judicial District Court of Summit County, it was recorded with the Summit County Recorder on April 16, 2015, as Entry No. 010168164.

AND WHEREAS, upon the application of the Plaintiffs to the Clerk of Court, a Writ of Execution (the "**Writ of Execution**") was issued on November 26, 2018, directed to the Sheriff of Summit County, directing the Sheriff to sell certain real property, owned by defendant Talisker Developments, Inc. and/or United Park City Mines Company, as identified in the Writ of Execution.

AND WHEREAS, the Writ of Execution provides that Plaintiffs may credit bid up to the outstanding amount owed under the Judgment at the Sheriff's Sale.

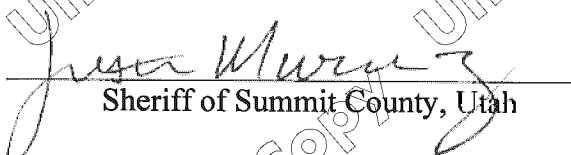
AND WHEREAS, at the hour of ten o'clock a.m., on the 11<sup>th</sup> day of June, 2019, at the Summit County Courthouse in Park City, after due public notice had been given, as required by Rule 69D, Utah Rules of Civil Procedure, Grantor did duly sell at public auction the real property referenced in the Writ of Execution, which is described in Exhibit "A" attached hereto (the "**Property**"), at which sale the Property along with five other parcels was sold to Grantee for the bulk bid sum of Three Hundred and Sixty Five Thousand Dollars (\$365,000.00), which was bid by Grantee as a credit bid, and was the highest sum bid at said sale.

AND WHEREAS, the Writ of Execution recognizes that the Defendants have waived their 180-day right of redemption under Rule 69C(d), Utah Rules of Civil Procedure, and the Judgment therefore directs that Grantor shall not issue a certificate of sale, but shall instead issue a Sheriff's Deed to the purchaser at any sale, or its designee; and,

AND WHEREAS, the Grantor makes no warranty as to the development rights associated with the Property.

**NOW, THEREFORE**, in order to carry into effect the sale of the Property pursuant to the Writ of Execution, and in consideration of the money paid by credit bid by Grantee, the receipt of which is hereby acknowledged, Grantor hereby grants, sells and conveys to Grantee, as tenants in common, the real property described in **Exhibit "A"** attached hereto, located in Summit County, State of Utah, together with all tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same unto Grantee, its successors and assigns, forever.

In Witness Whereof, Grantor has hereunto set his hand and seal the day and year first above written.

  
\_\_\_\_\_  
Sheriff of Summit County, Utah

Signed, Sealed and Delivered in the presence of

  
\_\_\_\_\_  
(Print witnesses name)

STATE OF UTAH                    }

ss.

COUNTY OF SUMMIT            }

On the 12 day of September, 2019, before me,  
SUZANNE MUSTO, a Notary Public in and for the County of Summit, State of Utah, personally appeared Justin Martinez, Sheriff of Summit County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

Witness my hand and notary seal, this 12 day of September, 2019,  
by JUSTIN MARTINEZ

Suzanne Musto

Notary Public  
Residing in Summit County, State of Utah  
My Commission Expires: 6/15/23



**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT CERTAIN REAL PROPERTY LOCATED IN SUMMIT COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**Richardson Flats**

A parcel of land located in the northeast quarter of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point on the southerly right-of-way line of Highway U-189 and located South 00°34'37" West 975.18 feet and East 3961.53 feet from the northeast corner of Section 2, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the southerly right-of-way line of Highway U-189 the following three (3) courses: 1) North 88°34'36" East 82.10 feet to a right-of-way monument; thence 2) South 87°45'58" East 300.64 feet to a right-of-way monument; thence 3) 379.70 feet along the arc of a curve to the right having a radius of 1679.86 feet (chord bears South 78°04'35" East 378.90 feet) to a right-of-way monument located on the Summit-Wasatch County line; thence along the Summit-Wasatch County line South 15°43'12" East 622.62 feet; thence along the Summit-Wasatch County line South 30°02'07" West 491.28 feet to county monument 137; thence along the Summit-Wasatch County line South 07°49'47" East 152.51 feet; thence North 89°58'46" West 696.76 feet; thence North 1263.44 feet to the point of beginning.

**DESCRIPTION OF AN ACCESS EASEMENT  
FOR THE RICHARDSON FLAT PARCEL  
LOCATED IN SUMMIT COUNTY, UTAH**

An easement 20 feet wide being ten feet on either side of the centerline of an old roadway that begins at a point on the County Road located in the Richardson Flat area about 1.5 miles east of the U. S. Highway 40 overpass and about 0.5 miles from the Wasatch/Summit County line. said point lying East 3600.72 Feet and South 2893.79 Feet more or less from the section corner common to the Northeast Corner of Section 2 and the Northwest Corner of Section 1, Township 2 South range 4 East Salt Lake Base and Meridian;

Thence North 32° 28' 54" East 57.17 Feet;  
Thence North 2° 32' 16" East 579.91 Feet;  
Thence North 10° 53' 24" East 97.08 Feet;  
Thence North 9° 5' 38" East 92.83 Feet;  
Thence North 3° 22' 4" West 62.44 Feet;  
Thence North 8° 44' 59" West 144.68 Feet;  
Thence North 1° 30' 29" West 139.38 Feet;  
Thence North 8° 58' 35" East 70.53 Feet;  
Thence North 17° 56' 5" East 131.03 Feet;  
Thence North 18° 58' 39" East 124.08 Feet;  
Thence North 25° 1' 33" East 60.70 Feet;

Thence North 49° 46' 31" East 62.46 Feet;  
Thence North 86° 11' 15" East 55.14 Feet;  
Thence North 81° 52' 23" East 51.88 Feet;  
Thence South 66° 2' 46" East 36.13 Feet more or less to the westerly side line of the Richardson Flat parcel.

Subject to a Use Restriction, as contained in that certain Special Warranty Deed recorded August 27, 2002 in Summit County as Entry No. 00630270.

(Tax Serial No. SS-87-B-X)

Approximate Address: 1200 W Lori Lane, Kamas, UT