

11911871
9/11/2014 1:36:00 PM \$43.00
Book - 10259 Pg - 5148-5150
Gary W. Ott
Recorder, Salt Lake County, UT
US TITLE
BY: eCASH, DEPUTY - EF 3 P.

WHEN RECORDED, RETURN TO:

Matthew Hutchinson
DART, ADAMSON & DONOVAN
1225 Deer Valley Drive, Suite 201
Park City UT 84060

SEND TAX NOTICES TO:

POWER STATION INVESTMENTS, LLC
2041 Paddington Drive
Park City, Utah 84060

TRUSTEE'S DEED

A. WHEREAS, on August 9, 2006, PERFECT PASTA, INC., as Trustor, delivered to BANK OF AMERICAN FORK, as Trustee, and BANK OF AMERICAN FORK as Beneficiary, that certain Construction Deed of Trust which was recorded on August 9, 2006 as Entry No. 9806162 in the office of the Salt Lake County Recorder (the "Trust Deed") against the below-described real property located in Salt Lake County (the "Property");

B. WHEREAS, on December 18, 2009, RANDALL BENSON, a member of the Utah State Bar, was appointed Successor Trustee by the Beneficiary under the Trust Deed, as such appointment is evidenced by that certain Substitution of Trustee recorded December 22, 2009 as Entry No. 10864096 in the Office of the Salt Lake County Recorder;

C. WHEREAS, on April 16, 2014, Randall Benson caused a Notice of Default to be recorded in the Office of the Salt Lake County Recorder as Entry No. 11834496 and sent copies of such Notice of Default by certified mail to the Trustor and all persons who had recorded a request for notice within ten (10) days of the recordation of such instrument;

D. WHEREAS, on July 21, 2014, after the Trustor's default was not cured within three (3) months after the recordation of the above-referenced Notice of Default, Randall Benson caused a Notice of Trustee's Sale advertising a trustee's sale on September 10, 2014 at 10:00 a.m. on the front steps of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah to be posted at the property in question at least twenty (20) days prior to the scheduled trustee's sale of the same, and further sent copies of such Notice of Trustee's Sale by certified mail to the Trustor and all persons who had recorded a request for notice at least twenty (20) days prior to the date of sale and further caused said Notice of Trustee's Sale to be published in the Intermountain Commercial Record/Salt Lake Times, a publication of general circulation in Salt Lake County at least three (3) times, once a week, for three (3) consecutive weeks, with the last publication appearing at least ten (10) days but not more than thirty (30) days prior to the date of sale;

E. WHEREAS, on August 21, 2014, MATTHEW B. HUTCHINSON, a member of the Utah State Bar was appointed Successor Trustee by the Beneficiary under the Trust Deed, as such appointment is evidenced by that certain Substitution of Trustee recorded against the

Property on August 22, 2014 as Entry No. 11902033 in the Office of the Salt Lake County Recorder;

F. WHEREAS, also on August 21, 2014, the Beneficiary's interest in the Property under the Trust Deed was assigned to POWER STATION INVESTMENTS, LLC, as is evidenced by that certain Assignment of Trust Deed recorded against the Property on August 22, 2014 as Entry No. 11902034 in the Office of the Salt Lake County Recorder;

G. WHEREAS, having appeared at the date, time and place set forth in the Notice of Trustee's Sale, September 10, 2014 at 10:00 a.m. at the Main Entrance of the Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah, Matthew B. Hutchinson, in his capacity as Successor Trustee under the Trust Deed;

MATTHEW B. HUTCHINSON, Successor Trustee, hereby conveys to POWER STATION INVESTMENTS, LLC, a Utah limited liability company, Grantee, said Successor Trustee's title as well as any and all right, title, interest, and claim of the Trustor and the Trustor's successors in interest and of all persons claiming by, through or under it and them, in and to the following real property located in Salt Lake County, Utah, described as follows:

LOTS 1 THROUGH 22, INCLUSIVE BLOCK 2, AGRICULTURE PARK PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TOGETHER WITH THE VACATED ALLEY LYING NORTH OF LOTS 1 THROUGH 7 AND SOUTH OF LOT 8.

EXCEPTING THEREFROM:

(1) THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922978 IN BOOK 300 AT PAGE 390 OF OFFICIAL RECORDS.

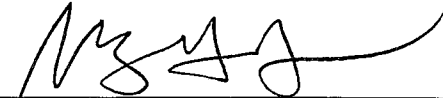
(2) THAT PORTION OF SAID LOTS 4 AND 5 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922979 IN BOOK 300 AT PAGE 391 OF OFFICIAL RECORDS.

(3) THAT PORTION OF SAID LOTS 6 AND 7 CONVEYED TO THE STATE ROAD COMMISSION OF UTAH IN THAT CERTAIN RIGHT OF WAY DEED RECORDED FEBRUARY 13, 1942 AS ENTRY NO. 922980 IN BOOK 300 AT PAGE 392 OF OFFICIAL RECORDS.

Tax ID: 08-34-452-011-0000

Address: 1540 West North Temple, Salt Lake City, UT 84116

Dated this 11th day of September, 2014.

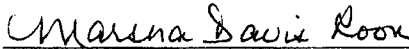


MATTHEW B. HUTCHINSON
Successor Trustee

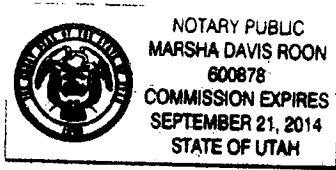
Acknowledgment

State of Utah)
 : ss.
County of Summit)

On this the 11th day of September, 2014, personally appeared before me, MATTHEW B. HUTCHINSON, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he executed the foregoing instrument in his capacity as Successor Trustee and that he did so of his own voluntary act.



Notary Public



**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**

12237255
3/9/2016 4:43:00 PM \$14.00
Book - 10409 Pg - 9512-9514
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 3 P.

Return To:
Power Station Investments, LLC, a Utah limited liability company
c/o P.O. Box 682925
Park City, UT 84068

WARRANTY DEED

Campet Corporation, a Utah corporation **Grantor(s)** of Salt Lake City, County of Salt Lake, State of Utah, hereby

CONVEYS and WARRANTS to
Power Station Investments, LLC, a Utah limited liability company **Grantee(s)** of Park City, County of Summit, State of Utah
for the sum of TEN DOLLARS AND NO/100 DOLLARS
and other good and valuable consideration

the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No.: 08-34-401-015

This Deed is given pursuant to U.C.A. 16-10-101, as an integral part of the winding up of the affairs of Campet Corporation, a Utah corporation.

SUBJECT TO current general taxes, easements, restrictions and rights of way of record.

WITNESS, the hand of said grantor(s), this 8th day of March, 2016.

Campet Corporation, a dissolved Utah corporation

By: Robert Cameron
Robert Cameron
Its: Vice President

State of Arizona
County of Maricopa

On the 8 day of March, 2016, personally appeared before me Robert Cameron, who being by me duly sworn did say that he is the Vice President of Campet Corporation, a Utah corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Robert Cameron acknowledged to me that said corporation executed the same.

My commission expires: 8-26-16

Notary Public
Residing at: Green Creek

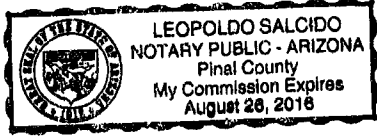


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing 804.24 feet North and 1103.9 feet East from the Southwest corner of the Southeast quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Meridian, and running thence North 587.55 feet; thence West 19.31 feet, thence Southerly 587.55 feet more or less to a point South 89°58'28" West 13.58 feet from beginning; thence North 89°58'28" East 13.58 feet to beginning.

WHEN RECORDED, RETURN TO:

Salt Lake City Corporation
Attn: Real Estate Services
451 South State Street, Room 425
Salt Lake City, Utah 84114-5460

12769167
5/9/2018 2:21:00 PM \$16.00
Book - 10672 Pg - 9657-9660
ADAM GARDINER
Recorder, Salt Lake County, UT
NORTH AMERICAN TITLE LLC
BY: eCASH, DEPUTY - EF 4 P.

QUITCLAIM DEED

For good and valuable consideration, **SALT LAKE CITY CORPORATION**, a Utah municipal corporation, 451 S. State Street, Room 425, Salt Lake City, Utah 84114-5460, ("City"), hereby quitclaims to **POWER STATION INVESTMENTS, LLC**, a Utah limited liability company with an address of 2041 Paddington Drive, Park City, Utah 84060 ("Power Station Investments"), those certain tracts of land, together with any and all interests, rights, easements and appurtenances thereto, as well as any and all improvements thereon, situated in Salt Lake City, Salt Lake County, Utah, as more particularly described in attached Exhibit A ("Property").

[SIGNATURE PAGE FOLLOWS]

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515

Ent 12769167 BK 10672 PG 9657

DATED this 26th day of April, 2018.

SALT LAKE CITY CORPORATION,
a Utah municipal corporation

Jacqueline M. Biskupski
Jacqueline M. Biskupski, Mayor

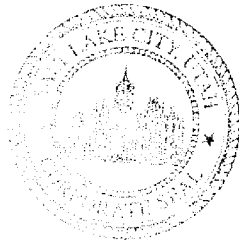
ATTEST:

Approval as to form:

Kory Solovic
Assistant City Recorder

Meghan DePaul
Senior City Attorney 4/19/18

RECORDED
APR 27 2018
CITY RECORDER



PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
PO. BOX 145515
SALT LAKE CITY, UTAH 84114-5515


BK 10672 PG 9658

STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

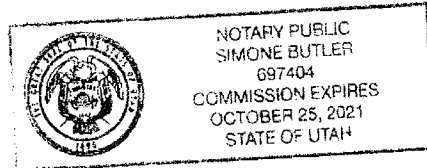
On this 26th day of April, 2018, before me Simone Butler, a notary public, personally appeared Jacqueline M. Biskupski, Mayor of Salt Lake City Corporation, a Utah municipal corporation, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



NOTARY PUBLIC

My commission expires:

10/25/2021



PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515

BK 10672 PG 9659

EXHIBIT "A"

OF QUIT CLAIM DEED

Legal Description:

Beginning at the Southwest Corner of Lot 7, Block 2, Agricultural Park Plat 'B' Subdivision, located in the Southeast Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian as recorded in the Salt Lake County Recorders Office in Book 'C' Page 92 and running thence West 15.2 feet along the north line of North Temple Street to the west line of alley; thence North 490 feet along the west line of alley; thence East 15.2 feet to the Northwest Corner of Lot 16, Block 2 of said subdivision; thence South 130 feet to the Southwest Corner of said Lot 16; thence East 185 feet to the Southeast Corner of Lot 22, Block 2 of said subdivision; thence South 15 feet to the Northeast Corner of Lot 15, Block 2, of said subdivision; thence West 185 feet to the Northwest Corner of said Lot 15; thence South 345 feet to the point of beginning. Contains 10,223 square feet, or 0.235 Acres more or less.

PROPERTY OF SALT LAKE
CITY RECORDER'S OFFICE
P.O. BOX 145515
SALT LAKE CITY, UTAH 84114-5515

13369240
8/21/2020 2:31:00 PM \$40.00
Book - 11003 Pg - 6179-6182
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COALITION TITLE AGENCY
BY: eCASH, DEPUTY - EF 4 P.

WHEN RECORDED RETURN TO:
Power Station Investments LLC
P.O. Box 682925
Park City, UT 84068

WARRANTY DEED

Power Station Investments, LLC, a Utah Limited Liability Company, **GRANTOR**, hereby **CONVEY(S) AND WARRANT(S)** to

Power Station Investments, LLC, a Utah limited liability company,

GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

SEE EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

"The purpose of this Warranty Deed is to consolidate the following 3 Parcels shown on EXHIBIT 'A' into one (1) Parcel, shown on EXHIBIT 'B'. This deed is being recorded to clarify the Warranty Deed recorded, March 31, 2020 as Entry No. 13231531, in Book 10919 at page 6253, Salt Lake County Records.

WITNESS, the hand of said grantor this 21 day of August, 2020.

POWER STATION INVESTMENTS, LLC, a Utah limited liability company
Henderson Development LLC, a Utah limited liability company, Manager

By: _____
Blake Henderson, Manager

State of Utah
County of Summit

On this 21st day of August, 2020, personally appeared before me, the undersigned Notary Public, personally appeared Blake Henderson who is the Manager of Henderson Development LLC, Manager of Power Station Investments, LLC personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Public
My commission expires: May 26, 2024

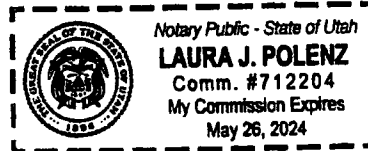


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

All of Lots 1 through 22, inclusive, Block 2, AGRICULTURAL PARK PLAT B, according to the official plat thereof, filed in Book "C" of Plats at Page 92 of the Official Records of the Salt Lake County Recorder.

EXCEPTING THEREFROM:

- (1) That portion of said Lots 1, 2 and 3 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922978, in Book 300 at Page 390, of the Official Records of the Salt Lake County Recorder;
- (2) That portion of said Lots 4 and 5 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922979, in Book 300 at Page 391, of the Official Records of the Salt Lake County Recorder;
- (3) That portion of said Lots 6 and 7 conveyed to the STATE ROAD COMMISSION OF UTAH in that certain Right Of Way Deed recorded February 13, 1942, as Entry No. 922980, in Book 300 at Page 392, of the Official Records of the Salt Lake County Recorder.

(TAX SERIAL No. 08-34-452-014)

PARCEL 2:

Commencing 804.24 feet North and 1103.9 feet East from the Southwest corner of the Southeast quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 587.55 feet; thence West 19.31 feet, thence Southerly 587.55 feet more or less to a point South 89°58'28" West 13.58 feet from beginning; thence North 89°58'28" East 13.58 feet to beginning.

(TAX SERIAL No. 08-34-452-015)

PARCEL 3:

Beginning at the Southwest Corner of Lot 7, Block 2, Agricultural Park Plat 'B' Subdivision, located in the Southeast Quarter of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian as recorded in the Salt Lake County Recorder's Office in Book 'C' Page 92 and running thence West 15.2 feet along the north line of North Temple Street to the west line of alley; thence North 490 feet along the west line of alley; thence East 15.2 feet to the Northwest Corner of Lot 16, Block 2 of said subdivision; thence South 130 feet to the Southwest Corner of said Lot 16; thence East 185 feet to the Southeast Corner of Lot 22, Block 2 of said subdivision; thence South 15 feet to the Northeast Corner of Lot 15, Block 2, of said subdivision; thence West 185 feet to the Northwest Corner of said Lot 15; thence South 345 feet to the point of beginning.

(TAX SERIAL No. 08-34-452-013)

EXHIBIT "B"
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET WHICH IS SOUTH 89°58'02" WEST A DISTANCE OF 1340.26 FEET ALONG THE SECTION LINE; THENCE NORTH 00°01'56" WEST A DISTANCE OF 803.78 FEET FROM THE SOUTHEAST QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; CONTINUING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°58'38" WEST A DISTANCE OF 216.92 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 00°00'00" EAST (NORTH) A DISTANCE OF 587.31 FEET; THENCE NORTH 90°00'00" EAST (EAST) A DISTANCE OF 16.39 FEET; THENCE SOUTH 00°01'56" EAST A DISTANCE OF 97.91 FEET; THENCE NORTH 89°58'38" EAST 200.20 FEET TO THE NORTHEAST CORNER OF LOT 22 BLOCK 2 OF AGRICULTURE PARK SUBDIVISION AND ALSO A POINT ON THE WEST RIGHT OF WAY LINE OF CORNELL STREET THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°01'56" EAST A DISTANCE OF 489.40 FEET TO THE POINT OF BEGINNING.

(Tax Serial Nos. 08-34-452-013, 08-34-452-014 and 08-34-452-015)