

**When Recorded, Return to:**

Payson West Investors, LLC  
c/o Brian Hansen  
480 North 1100 East  
American Fork, Utah 84003

Tax Parcel Nos. 29:024:0028, 29:024:0042,  
29:021:0057, 29:021:0058, 29:024:0027

**TRUSTEE'S DEED**

Metro National Title, as Successor Trustee, ("Grantor") makes this Trustee's Deed under that certain Trust Deed described below in favor of Payson West Investors, LLC, a Utah limited liability company ("Grantee"), whose address is 480 North 1100 East, American Fork, Utah 84003.

WHEREAS, that certain Deed of Trust dated February 1, 2008 executed by Cedar West Properties, LLC, as Trustor, in favor of Payson West Investors, LLC, as Beneficiary, and Provo Land Title Company, as Trustee, was recorded in Utah County, Utah on February 1, 2008 as Entry No. 12441:2008 (the "Trust Deed"), covering the real property located in Utah County, Utah more specifically described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, George L. Chingas, Jr. was appointed Successor Trustee under the Trust Deed pursuant to a written Substitution of Trustee recorded January 26, 2017 as Entry No. 7825:2017 at the office of the Utah County Recorder.

WHEREAS, George L. Chingas, Jr. as Successor Trustee under the Trust Deed executed a Notice of Default and Election to Sell which was recorded on January 27, 2017 as Entry No. 7826:2017 at the office of the Utah County, Utah Recorder.

WHEREAS, at the time of the recording of the Notice of Default and Election to Sell, Cedar West Properties, LLC was the record owner of the Property.

WHEREAS, Grantor was appointed Successor Trustee under the Trust Deed by a written Substitution of Trustee recorded June 15, 2018 as Entry No. 55857:2018 at the office of the Utah County Recorder.

WHEREAS, Grantor, in consequences of the Notice of Default and Election to Sell, and in accordance with the Trust Deed, executed a Notice of Trustee's Sale (the "Notice of Sale") stating that it, as Trustee, would sell at public auction the Property, and fixing the time and place of the sale as of said day at the main entrance of the Fourth Judicial District Courthouse located at 137 North Freedom Boulevard, Provo, Utah 84604.

WHEREAS, Grantor caused copies of the Notice of Sale to be posted at least 20 days before the date of sale in a conspicuous place on the Property and also at the office of the Utah

County Recorder; and Trustee caused a copy of the Notice of Sale to be published: (1) once a week for three consecutive weeks before the date of sale in a newspaper having a general circulation in Utah County, the date of the last publication being at least 10 days but not more than 30 days before the date of the sale; and (2) every day for at least 30 days before the date of the sale on a website established by the collective efforts of Utah's newspapers (www.utahlegals.com), in accordance with Utah Code §§ 45-1-101 and 57-1-25(1)(a)-(c).

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with as to the acts to be performed and the notices to be given.

WHEREAS, Grantor sold the Property to Grantee, as the highest bidder, for Grantee's credit bid in an amount permitted by Utah Code § 57-1-28, at public auction, on April 30, 2019 at Noon.

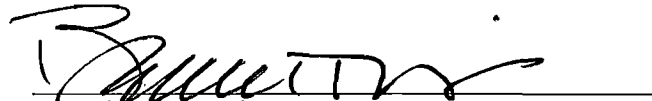
NOW, THEREFORE, Grantor, in consideration of the premises recited and of the sum above mentioned, and by virtue of the authority vested in it by the Trust Deed, hereby grants and conveys the Property to Grantee, without any covenant or warranty, express or implied.

The Property includes all of Trustor's right, title, and interest in and to the Property, together with all improvements and other appurtenances to the Property.

Title to the Property is subject to all matters of record having priority including, but not limited to, liens, encumbrances, real property taxes, easements, restrictions, and reservations of record.

Dated May 2, 2019.

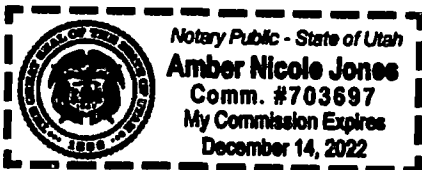
METRO NATIONAL TITLE,  
Successor Trustee



By: Blake T. Heiner  
Its: Vice President and General Counsel

State of Utah            )  
                                  ) ss.  
County of Salt Lake    )

The foregoing instrument was acknowledged before me on May 2, 2019, by Blake T. Heiner, Vice President and General Counsel of Metro National Title, as Successor Trustee.

  
Notary Public

## Exhibit "A"

## Parcel 1:

Beginning at a fence intersection, which point is the East quarter corner of Section 12, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South  $0^{\circ}26'02''$  West along said fence line 1338.75 feet to a fence line, thence North  $89^{\circ}12'04''$  West along said fence line 1670.39 feet to a fence line; thence South  $0^{\circ}44'03''$  East along said fence line 21.70 feet to a fence line; thence South  $89^{\circ}04'$  West along said fence line 985.42 feet to a fence line; thence North  $0^{\circ}34'32''$  West along said fence line 1321.61 feet to a fence line; thence North  $89^{\circ}39'53''$  East along said fence line 1203.32 feet to a fence line; thence North  $1^{\circ}30'11''$  East along said fence line 17.19 feet to a fence line; thence North  $89^{\circ}39'05''$  East along said fence line 1474.91 feet to the point of beginning.

## Parcel 2:

Beginning at a fence line intersection on the South side of Utah Highway 147, which point is South 46.48 feet and West 864.68 feet (based on the Utah State Coordinate System, Central Zone) from the Northeast corner of Section 13, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence along said fence line as follows: South  $3^{\circ}37'12''$  West 333.62 feet; thence South  $35^{\circ}13'15''$  East 275.37 feet; thence South  $44^{\circ}45'04''$  East 189.96 feet; thence South  $85^{\circ}29'43''$  East 272.04 feet to a fence line; thence along said fence line as follows: South  $2^{\circ}14'08''$  West 183.62 feet; thence South  $42^{\circ}39'28''$  West 310.33 feet; thence South  $0^{\circ}17'22''$  East 359.27 feet; thence South  $54^{\circ}42'10''$  West 80.57 feet; thence South  $26^{\circ}13'03''$  West 104.11 feet; thence South  $2^{\circ}00'39''$  West 323.00 feet to a fence line; thence South  $89^{\circ}49'20''$  West along said fence line 986.24 feet to a fence line; thence North  $0^{\circ}41'31''$  West along said fence line 1944.52 feet to a fence line on the South side of said highway; thence North  $89^{\circ}31'54''$  East along said fence line 805.77 feet to the point of beginning.

## Parcel 3:

Beginning at a point on the Easterly right of way line of the Union Pacific Railroad located North  $0^{\circ}26'25''$  West along the quarter Section line 1752.84 feet and East 671.25 feet from the South quarter corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North  $6^{\circ}03'14''$  East along said right of way 743.15 feet; thence North  $89^{\circ}51'00''$  East along a fence line 106.86 feet; thence South  $5^{\circ}25'00''$  East along a fence line 359.04 feet; thence South  $5^{\circ}55'00''$  East along a fence line 409.12 feet; thence North  $84^{\circ}31'00''$  West along a fence line 262.50 feet to the point of beginning.

## Parcel 4:

Beginning at a point located North  $0^{\circ}26'25''$  West along the quarter Section line 1385.69 feet from the South quarter corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base

and Meridian; thence South  $89^{\circ}13'10''$  West 266.57 feet to an existing fence line; thence North  $0^{\circ}41'59''$  East along a fence line 1260.69 feet; thence South  $89^{\circ}29'51''$  West along a fence line 498.73 feet to the Easterly line of 5350 West Street; thence North  $26^{\circ}25'52''$  East along said street 21.99 feet; thence North  $89^{\circ}29'51''$  East along a fence line 724.62 feet; thence South  $1^{\circ}02'25''$  East along a fence line 163.14 feet; thence South  $89^{\circ}21'36''$  East along a fence line 679.10 feet to the Westerly right of way line of the Union Pacific Railroad; thence South  $6^{\circ}0'14''$  West along said right of way 1106.61 feet; thence South  $89^{\circ}13'10''$  West along a fence line, and extension thereof, 549.88 feet to the point of beginning.