



\*W2462352\*

**WHEN RECORDED MAIL TO:**

Mark B. Durrant, Esq.  
Ballard Spahr LLP  
201 South Main Street, Suite 800  
Salt Lake City, Utah 84111

MNT 19221

E# 2462352 PG 1 OF 5  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
10-MAR-10 3:21 PM FEE \$23.00 DEP KA  
REC FOR: METRO NATIONAL TITLE  
ELECTRONICALLY RECORDED

Tax Parcel Nos.: 22-023-0019, 22-023-0020,  
22-023-0045, 22-029-0008,  
22-029-0010, and 22-023-0060

**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 May 6, 2009 (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 May 8, 2009, as Entry No. 2410249, 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, as amended (the "Note"), in the original maximum principal amount of \$10,000,000.00. 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).

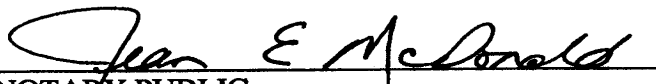
DATED this 5<sup>th</sup> day of March, 2010.

SUCCESSOR TRUSTEE:

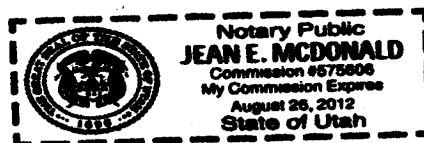
  
MARK B. DURRANT, ESQ.

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

The foregoing instrument was acknowledged before me this 5<sup>th</sup> 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 II

PART OF SECTIONS 29 AND 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING 376.60 FEET WEST FROM THE NORTHEAST CORNER OF SILVER BELL ESTATES NO. 2; AND RUNNING THENCE SOUTH 61D45'23" WEST 401.29 FEET; THENCE NORTH 5D00' WEST 785.77 FEET; THENCE EAST 281.86 FEET; THENCE SOUTH 592.86 FEET; THENCE EAST 140.39 FEET TO THE POINT OF BEGINNING. CONTAINING 4.29 ACRES, MORE OR LESS.

22-023-0019 

## Parcel III

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1355.28 FEET EAST AND 1258 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER QUARTERSECTION; THENCE EAST 765.00 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER OF PARCEL 22-023-0086 AND THE NORDIC VALLEY SEWER IMPROVEMENT DISTRICT LINE; THENCE SOUTH 567.14 FEET, MORE OR LESS, ALONG SAID PARCEL TO THE NORTHEASTERLY CORNER OF PARCEL 22-023-0019; THENCE ALONG SAID PARCEL THE FOLLOWING 2 CALLS: WEST 281.86 FEET AND SOUTH 5D00' EAST 746.92 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST 570.00 FEET, MORE OR LESS, ALONG SAID LINE TO THE SOUTHEAST CORNER OF PARCEL 22-023-0045 AND THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE ALONG SAID PARCEL THE FOLLOWING 2 CALLS: NORTH 1290 FEET AND NORTHEASTERLY 30 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

22-023-0020 

## Parcel IV

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY; ALSO, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; AND RUNNING THENCE EAST 30 FEET; THENCE SOUTHWESTERLY TO A POINT 30 FEET SOUTH FROM THE PLACE OF BEGINNING; THENCE NORTH 30 FEET TO THE PLACE OF BEGINNING.

22-023-0045 *PA*

## Parcel V

PART OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 55D WEST 111.01 FEET FROM THE MOST NORTHERLY CORNER OF LOT 99, SILVER BELL ESTATES NO 2; RUNNING THENCE NORTH 35D WEST 80 FEET; THENCE NORTH 61D45'23" EAST TO NORTH LINE OF SECTION 32; THENCE WEST ALONG SECTION LINE TO NORTHWEST CORNER OF SAID SECTION 32; THENCE SOUTH ALONG SECTION LINE TO A POINT SOUTH 55D WEST FROM POINT OF BEGINNING; THENCE NORTH 55D EAST 2300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

22-029-0008 *PA*

## Parcel VI

PART OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT SOUTH 55D WEST 111.01 FEET FROM THE MOST NORTHERLY CORNER OF LOT 99, SILVER BELL ESTATES NO. 2; THENCE SOUTH 2D EAST 987.74 FEET; THENCE SOUTH 35D EAST 1736.47 FEET; THENCE SOUTH 56D10' EAST 1014.59 FEET; THENCE SOUTH 71D47' EAST 531.56 FEET; THENCE SOUTH 79D EAST 50 FEET; THENCE SOUTH 11D WEST 121.51 FEET; THENCE ALONG THE ARC OF A 607.21 FOOT RADIUS CURVE TO THE RIGHT FOR A LENGTH OF 49.95 FEET; THENCE SOUTH 74D 17'13" EAST 239.89 FEET TO THE WEST LINE OF LOT 49, SILVER BELL ESTATES NO. 1; THENCE SOUTH 20D WEST TO A PONT 140.39 FEET NORTH 1D EAST OF THE SOUTHWEST CORNER OF SAID LOT 49; THENCE SOUTH 1D WEST 140.39 FEET; THENCE SOUTH 16D WEST 134.78 FEET; THENCE SOUTH 29D EAST 132.5 FEET; THENCE SOUTH 19D WEST 96.54 FEET; THENCE SOUTH 9D WEST 253.28 FEET; THENCE SOUTH 45D WEST

140.34 FEET; THENCE SOUTH 8D44' WEST 190.45 FEET; THENCE SOUTH 18D WEST 114.38 FEET; THENCE NORTH 73D44'30" WEST 205.30 FEET; THENCE SOUTH 29D15' WEST 140 FEET; THENCE SOUTH 37D58'50" WEST 254.04 FEET; THENCE SOUTH 8D42' WEST 60 FEET; THENCE NORTH 83D56' EAST 45.91 FEET; THENCE SOUTH 6D04' EAST 50 FEET; THENCE SOUTH 83D56' WEST 220.00 FEET; THENCE SOUTH 29D05'51" WEST 234.61 FEET; TO THE SOUTH LINE OF SAID SECTION 32; THENCE WEST ALONG SAID SOUTH LINE 3530.89 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION TO A POINT SOUTH 55D WEST FROM THE POINT OF BEGINNING; THENCE NORTH 55D EAST 2300 FEET, MORE OR LESS, TO POINT OF BEGINNING.

22-029-0010-*pa*

Parcel VII

PART OF THE SOUTH 1/2 OF SECTION 29 AND A PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 50 FEET EAST OF THE NORTHEAST CORNER OF LOT 102, SILVERBELL ESTATES NO. 2 IN WEBER COUNTY, UTAH; AND RUNNING THENCE EAST 8 FEET; THENCE NORTH 0D57'41" EAST ALONG THE EAST RIGHT OF WAY LINE OF 3500 EAST STREET 468.81 FEET; THENCE SOUTH 52D27' EAST 464.33 FEET; THENCE SOUTH 13D35' WEST 288 FEET; THENCE SOUTH 73D05' WEST 256.02 FEET TO THE EASTERLY LINE OF 3500 EAST STREET; THENCE NORTHERLY ALONG THE ARC OF A 106.24 FOOT RADIUS CURVE TO THE LEFT FOR A DISTANCE OF 4.51 FEET; THENCE NORTHERLY ALONG THE ARC OF A 125 FOOT RADIUS CURVE TO THE RIGHT FOR A DISTANCE OF 128.68 FEET; THENCE NORTH 59.09 FEET TO THE POINT OF BEGINNING.

22-023-0060-*pa*