

WHEN RECORDED RETURN TO:

Black Diamond Financial, LLC  
Brandon Wixom  
1042 E Fort Union Blvd # 501  
Midvale, UT 84047

13264123  
5/7/2020 1:42:00 PM \$40.00  
Book - 10939 Pg - 9768-9769  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
ADVANCED TITLE SLC  
BY: eCASH, DEPUTY - EF 2 P.

### RECEIVER'S DEED

For \$10 and other valuable consideration, this Receiver's Deed, made this \_\_\_ day of April, 2020, by GEO Investments, LLC ("Grantor") in favor Black Diamond Financial, LLC as assignee for Brandon Wixom ("Grantee"), as follows:

**WHEREAS**, R. Todd Neilson (the "Receiver") is the receiver for the Grantor pursuant to an *Order Granting Plaintiff's Application for Order Appointing Receiver and for Preliminary Injunction* entered by the Superior Court of the State of California for the County of Los Angeles, Probate Division (the "California Court") on July 26, 2018 as thereafter clarified and amended (the "Receivership Order") in an action designated as *Farrell v. Williamson*, Case No. 17STB03682, and as recognized by the Third Judicial District Court in and for Salt Lake County, State of Utah pursuant to *Order Granting Petition to Appoint Ancillary Receiver and Give Effect to California Receivership Order* ("Ancillary Order"). A copy of the Receivership Order and the Ancillary Order are attached hereto as Exhibits A and B respectively.

**WHEREAS**, the Receiver continues to serve as the receiver of the Grantor, and has all rights related to the Grantor as set forth in the Receivership Order, recognized in the State of Utah pursuant to the Ancillary Order.

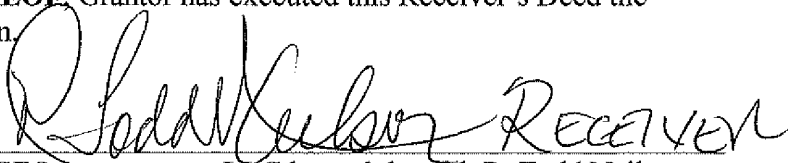
**WHEREAS**, consent has been obtained from the "Notice Parties" (as defined in the Receivership Order) to sell the Real Property (as defined below) to Grantee or the California Court has authorized the sale of the Real Property to the Grantee, and thus the Receiver is duly authorized to sell Grantor's right, title and interest in real property located in Salt Lake County, State of Utah, known by the street address of 1321 East 3300 South, Millcreek, UT 84106, and more particularly described as follows:

Beginning in the center of the 33rd South Street, South 2 Rods and 169.29 feet east of the Southeast corner of Lot 1, Block 27, ten acre plat "A", Big Field Survey, and running thence North 264 feet; thence East 103.29 feet (some documents or record stated East 103.59 feet); thence South 264 feet to the center of 33rd South Street; thence West 103.29 feet to the place of beginning.

(the "Real Property")

**NOW, THEREFORE**, for \$10 and further consideration, Grantor, through the Receiver, does hereby grant and convey unto Grantee, all of the right, title and interest of Grantor in and to the Real Property.

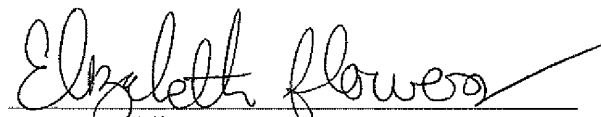
**IN WITNESS WHEREOF**, Grantor has executed this Receiver's Deed the day and year first above written.

  
GEO Investments, LLC by and through R. Todd Neilson,  
Receiver

STATE OF UTAH                                    )  
  )ss  
COUNTY OF SALT LAKE                    )

On this 30 day of April, 2020, personally appeared before me R. Todd Neilson, Receiver for GEO Investments, LLC, who duly acknowledged to me that he executed the above Receiver's Deed as the duly-appointed receiver for GEO Investments, LLC.



  
Notary Public