

File No. 4325  
Loan No. 2947294  
Order No. 080129639-145479  
Parcel No. 20-25-481-003-0000

When recorded return to:  
GRANTEE:  
ADB Descendants LLC  
865 E. 120th So.  
Draper, UT 84020

10859093  
12/15/2009 10:46 AM \$14.00  
Book - 9788 Pg - 5714-5716  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
ADB DESCENDANTS, LLC  
865 E 120TH S  
DRAPER UT 84020  
BY: MGB, DEPUTY - WI 3 P.

### TRUSTEE'S DEED

This Deed, is made and executed by DAVID B. BOYCE, a member of the Utah State Bar, in his capacity as Successor Trustee (hereinafter called "Trustee") under the hereinafter referenced Deed of Trust, in favor of ADB Descendants LLC, (herein called "Grantee");

WHEREAS, Bryan L. Brown and Deeann M. Brown, as Trustors, (hereinafter called "Trustor") executed and delivered to the Trustee named in the hereinafter mentioned Deed of Trust, for the benefit of the Beneficiary named therein, a certain Trust Deed, covering property described below, to secure the performance by said Trustor of obligations under a certain Promissory Note, executed and delivered to said Beneficiary for a valid and sufficient consideration. Said Deed of Trust was recorded in the office of the County Recorder of Salt Lake County, State of Utah, where the subject property is located, August 28, 2006, as Entry No. 9826908; and

WHEREAS, a breach and default occurred under the terms of said Promissory Note and Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to; and

WHEREAS, Trustee under said Deed of Trust, executed and thereafter filed for record in the office of the County Recorder where the property is located, a Notice of Default, in accordance with the requirements of law, containing an election to sell the trust property, which Notice of Default was recorded December 8, 2008 and not later than 10 days after recordation of such Notice of Default, said Trustee or Beneficiary, did mail, by certified or registered mail, with postage prepaid, a copy of said Notice of Default with the recording date shown thereon, addressed to the Trustor and each person whose name and address are set forth in a request therefore, which had been recorded prior to the filing for record of the Notice of Default, directed

to the address designated in said request; and did mail to all other parties with any interest in the property; and

WHEREAS, a period of not less than 3 months did elapse after the filing and giving of said Notice of Default as herein set forth, and said default not being cured and said Trust Deed not being reinstated; and

WHEREAS, Trustee in consequence thereof and in accordance with said Deed of Trust, did execute his Notice of Trustee's Sale, stating that he, as Trustee, by virtue of the authority in him vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described, and fixing the time and place of said sale as November 9, 2009 at 9:15 a.m. of said day, at the East front entrance of the Scott M. Matheson Courts Building, 450 South State Street, Salt Lake City, Utah, and said Trustee did cause a copy of said Notice of Trustee's Sale to be published once a week for 3 consecutive weeks before the date of sale therein fixed, in the INTERMOUNTAIN COMMERCIAL RECORD, a newspaper having general circulation in each county in which the property to be sold, or some part thereof, is situated; the first publication being on October 16, 2009 and the last publication thereof being at least 10 days but not more than 30 days prior to the day of sale; and said Trustee did cause copies of said Notice of Trustee's Sale to be posted at least 20 days before the date of sale therein fixed, in a conspicuous place on the property to be sold and at the office of the county recorder of the county in which the property to be sold, or some part thereof, is situated; and said Trustee did cause copies of said Notice of Trustee's Sale to be mailed, at least 20 days before the date of sale, by certified or registered mail, return receipt requested, postage prepaid, addressed to the Trustor and to each person whose name and address are set forth in a request, which had been recorded prior to the filing for record of the Notice of Default, directed to the address designated in said request, and did mail to all other parties with any interest in the property; and

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

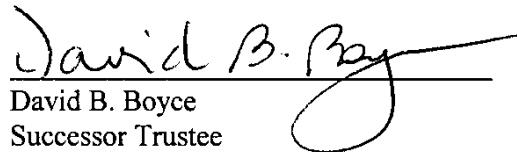
WHEREAS, Trustee did at the time and place of sale fixed as aforesaid postpone the sale until December 14, 2009 and did and then sell, at public auction, to Grantee, above

named, being the highest bidder therefore, the property hereinafter described for the sum of One-Hundred Ninety-Five Thousand Seven-Hundred Thirty Six Dollars (\$195,736.00).

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in him as Trustee, does, by these presents, grant and convey unto Grantee but without any covenant or warranty, express or implied, including but not limited to any covenant or warranty as to title, possession, encumbrances, or as to the redemption right of the Internal Revenue Service, if any, or as to the avoidance powers of the Bankruptcy Reform Act or as to the effects of any bankruptcy petition filed before or after the Trustee's Sale, all of that certain real property situated in Salt Lake County, State of Utah, described as follows:

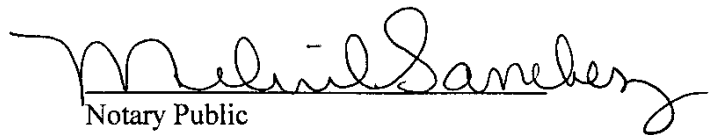
LOT 46, WOOD CREEK NO. 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

IN WITNESS WHEREOF, David B. Boyce, a member of the Utah State Bar, and in such capacity as Trustee, has caused his signature to be hereto affixed December 15, 2009.

  
David B. Boyce  
Successor Trustee

STATE OF UTAH     )  
                  :SS.  
County of Salt Lake)

On December 15, 2009, personally appeared before me David B. Boyce, signer of the within instrument, who duly acknowledged to me that he executed the same.

  
Notary Public  
Residing in Tooele County, Utah

My Commission Expires:

