

WHEN RECORDED RETURN TO:

Johnson Law Firm
Blain H. Johnson, Esq.
2036 Lincoln Avenue, Suite 102
Ogden, Utah 84401

Tax Parcel No. W-WCGS-1

TRUSTEE'S DEED UPON SALE

THIS TRUSTEE'S DEED (this "Deed") is made this 14th day of October, 2011, between Blain H. Johnson, Esq., as Successor Trustee ("Trustee" and "Grantor") under the hereinafter described Trust Deed and First Nation Investments, LLC, a Utah limited liability company ("Grantee") of 6028 South Ridgeline Drive, Suite 100, Ogden, Utah 84405.

WHEREAS, by Trust Deed (hereinafter "Trust Deed") recorded April 15, 2008, as Entry No. 20080015284, in the Official Records of Washington County, State of Utah by Washington Heights Investments, LLC, a Utah limited liability company ("Trustor"), to secure certain obligations in favor of Grantee, as Beneficiary, did grant and convey the real property described therein to secure, among other obligations, payment of a promissory note and interest, according to the terms thereof (the "Note"), other sums and money advanced, and interest on the amounts; and

WHEREAS, there was a breach and default under the terms of the Trust Deed as set forth in the referenced Notice of Default; and

WHEREAS, a Substitution of Trustee appointing Blain H. Johnson, as Successor Trustee, dated September 1, 2011, was recorded on September 1, 2011, as Entry No. 20110026787, in the Official Records of Washington County, State of Utah; and

WHEREAS, First Nation Investments, LLC, as the successor Beneficiary under the Trust Deed and holder of the Note, made a declaration of default and demand for sale upon the Trustee, and the Trustee filed for record a Notice of Default in the office of the County Recorder of Washington County to cause the Trustee to sell the real property to satisfy the obligations secured by the Deed of Trust; and

WHEREAS, Trustee in consequence of the declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, by virtue of the authority in him vested, gave notice of the sale at auction to the highest bidder, the real property particularly described therein and herein, the property particularly described therein and herein, the property located in Washington County, State of Utah, and fixing the time and place of the sale as October 14, 2011, at the hour of 10:00 a.m., at the front steps of the Fifth Judicial District Court in Washington County, State of Utah, and caused copies of the Notice to be posted as provided for under Utah Code Ann. § 57-1-25, and the Trustee caused a copy of the Notice to be published for three consecutive weeks in a newspaper having general circulation in the county in which the real property is situated, the last

publication being at least ten days, but not more than thirty days, prior to the sale; and

WHEREAS, copies of the recorded Notice of Default, Substitution of Trustee, and Notice of Sale were mailed in accordance with Utah Code Ann. § 57-1-26 (1953 as amended), to all those who were entitled to special notice being given; and

WHEREAS, Trustee did at the time and place of sale according to the Notice, as postponed, then and there sell at public auction to Grantee, being the highest bidder, for the property described, which was applied toward the costs and expenses of exercising the power of sale and then the amounts secured by the Trust Deed.

NOW THEREFORE, Trustee, in consideration of the premises recited and of the receipt of the bid amount paid by Grantee, the receipt of which is hereby acknowledged, and by virtue of the authority vested in it by the Trust Deed, does GRANT AND CONVEY to Grantee, all of the title of Grantor, as Trustee, and his successors in interest, and all persons claiming by, through or under him, all of the property situated in Washington County, State of Utah, described as follows:

LOT 1, WASHINGTON CITY GREEN SPRING MINOR SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE;

EXCEPTING THEREFROM THAT PORTION DEEDED TO WASHINGTON CITY.

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This sale and conveyance is made without any covenant or warranty, express or implied, as to title or otherwise with respect to the above-described property.

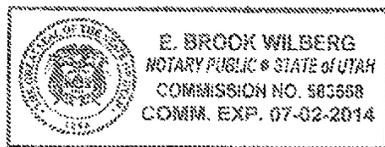
IN WITNESS WHEREOF, the Trustee and Grantor hereunder has caused this Deed to be executed on the day and year first above written.

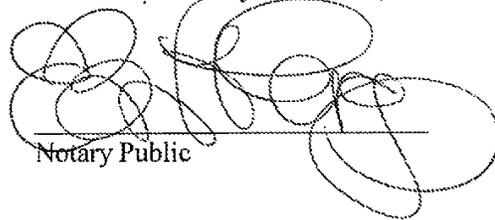


Brian H. Johnson, Esq.
Successor Trustee and Grantor

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me on this 14th day of October, 2011.





Notary Public