

WHEN RECORDED MAIL TO

Name
Street
Address
City &
State

Entry No. 210923 ✓ Fee \$5.00
 Recorded at Request of
SECURITY TITLE CO.
 Date NOV 9 1979 at 4:35 P.M.
 Book 262 Page 605-606
HERBERT S. BENTLEY
 Washington County Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUSTEE'S DEED

THIS DEED, made by SECURITY TITLE COMPANY, of Southern Utah, Trustee under the hereinafter mentioned Deed of Trust (herein called Trustee), and SECURITY TITLE GUARANTY COMPANY (herein called Grantee), WITNESSETH:

WHEREAS, HARRY E. KINSLER and LOLA F. KINSLER, husband and wife by Deed of Trust dated March 21, 1975, and Recorded March 21, 1975, as Entry No. 166623 in Book 169 at pages 67-69 of Official Records, in the office of the County Recorder of Washington County, State of Utah, did grant and convey to said Trustee upon the Trusts therein expressed, the property hereinafter described to secure, among other obligations, payment of a certain promissory note and interest, according to the terms thereof other sums of money advanced, and interest thereon; and,

WHEREAS, breach and default was made under the terms of said Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to; and,

WHEREAS, the then Beneficiary or holder of said note did execute and deliver to Trustee written declaration of default and demand for sale; and,

WHEREAS, Trustee, in consequence of said declaration of default, election and demand for sale, and in compliance with the terms of said Deed of Trust did execute its Notice of Trustee's Sale stating that it, as such Trustee, by virtue of the authority in it vested, would sell, at public auction to the highest bidder, for cash, in lawful money of the United States, the property particularly therein and hereinafter described, said property being in the County of Washington, State of Utah, and fixing the time and place of sale as June 12, 1979 at 11:00 A.M. of said day, and did cause copies of said Notice to be posted for not less than twenty days before the date of sale therein fixed, in three public places in the said City of St. George, wherein said property was to be sold, and also two in conspicuous places on the property to be sold; and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in WASHINGTON COUNTY NEWS a newspaper of general circulation, printed and published in the city or township in which said real property is situated, the first date of such publication being May 24, 1979 and the last date June 7, 1979; 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 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, then and there sell, at public auction, to said Grantee, SECURITY TITLE GUARANTY COMPANY being the highest bidder therefor, the property hereinafter described, for the sum of \$4,065.09, paid in cash, lawful money of the United States by the satisfaction in full of the total indebtedness then secured by said Deed of Trust.

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 it by said Deed of Trust, does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all that certain property situate in Washington County, State of Utah, described as follows:

Lot 34, DIXIE DEER ESTATES # 5, a Subdivision, according to the Official Plat thereof filed in the Office of the County Recorder of said County.

EXCEPTING THEREFROM all oil, gas and/or other minerals in, on or below a depth of 500 feet.

605

SECURITY TITLE COMPANY

6-1182

11763-W



IN WITNESS WHEREOF, said SECURITY TITLE COMPANY, of Southern Utah, as Trustee, has caused its corporate seal to be hereto affixed this 19th day of June, 1979.

ESCOBS

Attest:

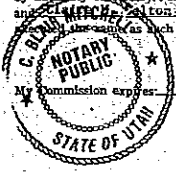
Claire M. Dalton
Assistant Secretary

SECURITY TITLE COMPANY, Trustee
OF SOUTHERN UTAH

[Signature]
Vice President

STATE OF UTAH
County of Washington

On the 19th day of June, A.D. 1979,
personally appeared before me Fred D. Dalton and Claire M. Dalton
who being by me duly sworn did say, each for himself, that he, the said Fred D. Dalton
is the Vice president, and she, the said Claire M. Dalton is the Assistant secretary
of SECURITY TITLE COMPANY, OF SOUTHERN UTAH, executed the foregoing instrument as such Trustee
by authority of a resolution of its board of directors and said Fred D. Dalton
and Claire M. Dalton each duly acknowledged to me that said corporation
and Claire M. Dalton as such Trustee and that the seal affixed is the seal of said corporation.



My Commission expires 8/28/82

C. B. Smith
Notary Public, Residing in Washington, Utah

210923