

WHEN RECORDED, MAIL TO:

NAME Pioneer Title Company
STREET 45 East 4th South
ADDRESS Salt Lake City, Utah
CITY
STATE &

Recorded at 3:19 pm
Request of OCT 4 1971
PIONEER TITLE COMPANY
JERADEAN MARTIN
Recorder Salt Lake County
\$3.00 By
Book Page Ref

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2413279

85 (U-1-9161)
TRUSTEE'S DEED

PIONEER TITLE INSURANCE COMPANY (herein called Trustee) as Trustee under the trust deed hereinafter particularly described, does hereby Bargain, Sell and Convey, without warranty, to KEITH E. BIGLER, EASY PIPELIA and DONNA E. O'BRIEN * (herein called Grantee) all of the real property situate in the County of Salt Lake State of Utah, described as follows:

COMMENCING at a point on the East right-of-way line of I-15 Freeway, said point being South 690.07 feet and West 530.89 feet from the North quarter corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 2°49' East along said East line 11.80 feet; thence North 11°49'20" East along said East line 208.51 feet; thence North 15° 17' 40" East along said East line 861.12 feet to a point of a 2,059.86 foot radius curve to the left; thence Northeasterly along the arc of said curve and East line 145.26 feet to a point of tangency; thence North 10° 54' 00" East along said East line 216.36 feet to a point of a 2,069.86 foot radius curve to the left; thence Northeasterly along the arc of said curve and East line 17.52 feet; thence South 89° 41' 50" East 207.12 feet; thence South 2° 15' East 657.35 feet; thence South 89° 41' 50" East 51.15 feet; thence South 0° 20' West 758.86 feet; thence West 625.86 feet to the place of COMMENCEMENT.

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This conveyance is made pursuant to the powers conferred upon Trustee by the trust deed between GOLDEN WEST INVESTMENT COMPANY, INC., a Corporation of Utah as Trustor, the Trustee herein, and SUGAR STREET DEVELOPMENT CO., a Partnership as Beneficiary, recorded June 10, 1969 in Book 2761 at page 503, Salt Lake County, Utah Records, and after the fulfillment of the conditions specified in said trust deed authorizing this conveyance as follows:

(a) Default occurred in the obligations for which such trust deed was given as security and the Beneficiary made demand upon said Trustee to sell said property pursuant to the terms of said trust deed. Notice of default was recorded as Entry No. 2390284 in Book 2967 at page 136, Salt Lake County Records (and in the office of the Recorder of each other county in which the property described in said trust deed, or any part thereof, is situated,) the nature of such default being as set forth in said notice of default, and copy of such notice was mailed by registered mail to each person who recorded a request therefor. Such default still existed at the time of sale.

(b) More than three months after recordation of said notice of default, Trustee gave notice of the time and place of the sale of said property by registered mail, by posting in a conspicuous place on the property to be sold and in three public places of each precinct or city in which the property, or some part thereof is situated, and by publishing in a newspaper having a general circulation in each county in which the property is situated, as more fully appears in affidavit recorded 9/9/71 as Entry No. 2408418 in Book 2996 at pages 182, Salt Lake County, Utah Records.

(c) The provisions, recitals and contents of the Notice of Default referred to in paragraph (a) supra and of the Affidavits referred to in paragraph (b) supra shall be and they are hereby incorporated herein and made an integral part hereof for all purposes as though set forth herein at length.

(d) All requirements of law regarding the mailing, posting, publication and recording of notice of default, and notice of sale and of all other notices have been complied with.

(e) Trustee, at the time and place of sale fixed by said notice, at public auction, in one parcel, struck off to Grantee, being the highest bidder therefor, the property herein described, for the sum of \$ 121,329.08, subject however to all prior liens and encumbrances. No person or corporation offered to take any part of said property less than the whole thereof for the amount of principal, interest, advances and costs.

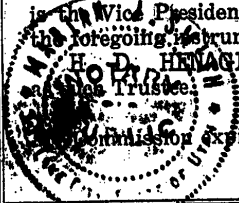
IN WITNESS WHEREOF, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its Vice-President and its corporate seal to be affixed this 4th day of October 19 71.

* Trustees of the Emdeko International, Inc. Pension Trust Agreement

PIONEER TITLE INSURANCE COMPANY, Trustee
By [Signature]
Vice-President

STATE OF UTAH }
COUNTY OF SALT LAKE } ss.

On the 4th day of October, 1971, personally appeared before me H. D. HENAGER, who being by me duly sworn did say that he, the said H. D. HENAGER is the Vice President of PIONEER TITLE INSURANCE COMPANY, the corporation that executed the foregoing instrument as such Trustee by authority of a resolution of its board of directors, and said H. D. HENAGER duly acknowledged to me that said corporation executed the same



Commission Expires: 9/19/73

[Signature]
Notary Public, Residing at Salt Lake City, Utah

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PIONEER TITLE INSURANCE COMPANY
745 East 4 South
Salt Lake City, Utah 84111