

Ent 340260 Bk 974 Pg 837-841
Date: 18-SEP-2008 9:50AM
Fee: \$18.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: JAMES TUCKER HANSEN PC

Recorded at the Request of:

Kasey L. Wright
HANSEN, WRIGHT & EDDY
388 West Center Street
Orem, Utah 84057

Mail Tax Notice to:

Pathfinder 2, LLC
12 South 1160 East
Lindon, Utah 84042

TRUSTEE'S DEED

This indenture, made this 16th day of September, 2008, between Kasey L. Wright, a member of the Utah State Bar as Successor Trustee and Grantor, and Pathfinder 2, LLC, 12 South 1160 East, Lindon, Utah 84042, as Grantee hereunder;

WITNESSETH:

WHEREAS, by Deed of Trust dated August 25, 2005, executed by J.R. CHRISTENSEN, TRUSTEE OF THE PALISADE PARK TRUST, dated July 1985, the Trustor, and recorded January 18, 2007, as Entry No. 313859, in Book 923, at Page 764, of the official records of Wasatch County, State of Utah, Trustor did convey to Lone Peak Title Insurance Agency, Inc. as Trustee, upon the Trust therein expressed, the property hereinafter described to secure the payment of a certain Trust Deed Note and other obligations as more particularly set forth in the Deed of Trust; and

WHEREAS, Kasey L. Wright, a member of the Utah State Bar was appointed Successor Trustee by that certain Substitution of Trustee dated March 26, 2008, and recorded April 14, 2008, as Entry No. 334492, in Book 964, at Page 1201, of the Official records of the office of the County Recorder of Wasatch County, State of Utah; and

WHEREAS, default was made under the terms of the Deed of Trust in the particulars set forth in the Notice of Default hereinafter referred to, to which reference is hereby made; and

WHEREAS, Pathfinder 2, LLC being then the holder of the note secured by the Deed of Trust, did cause the Successor Trustee to execute a written Notice of Default and of election to cause said property to be sold to satisfy the obligations of the Deed of Trust, and accordingly the Trustee did on April 14, 2008, file for record in the office of the County Recorder of Wasatch County, State of Utah, a Notice of Default, which Notice was duly recorded as Entry No. 334493, in Book 964, at Pages 1202-1203, records of the County Recorder of Wasatch County, State of Utah; and

WHEREAS, not later than TEN (10) days after such Notice of Default was recorded, the Trustee mailed, by certified mail, with postage prepaid, a copy of said Notice of Default with the recording dates shown thereon, to Trustor, J.R. Christensen, Trustee of The Palisade Park Trust, 1800 South West Temple, Salt Lake City, Utah 84115, the address of said Trustor which was set forth upon said Deed of Trust, and to the following: Brad Myler, 1278 South 800 East, Orem, Utah 84097; J.R. Christensen, Trustee of TMS a Trust, 1005 East 3900 South, Salt Lake City, Utah 84124; Ken Kenitzer, 2539 West Stonehaven Loop, Lehi, Utah 84043; Lone Peak Title Insurance Agency, 566 West 800 North #203, Orem, Utah 84057; Wasatch County Assessor, 25 North Main Street, Heber City, Utah 84032; and State Tax Commission, 210 North 1950 West, Salt Lake City, Utah; and

WHEREAS, more than THREE (3) months have elapsed since the filing for record of said Notice of Default and during said THREE (3) month period said default was not cured and said default still continues; and

WHEREAS, the Trustee gave written notice of the time and place of sale particularly describing the property to be sold as follows:

a. By publication of such Notice in The Wasatch Wave, a newspaper of general circulation in Wasatch County, State of Utah, three times, once a week for three consecutive weeks,

namely July 30 2008, August 6, 2008, and August 13, 2008. The last publication being at least TEN (10) days and not more than THIRTY (30) days prior to the date of sale; and

b. By posting such Notice at least TWENTY (20) days prior to the date of sale in a conspicuous place on the property to be sold and at the Wasatch County Recorder's office; and

c. By mailing by certified mail, with postage prepaid, at least TWENTY (20) days prior to the date of sale, a copy of the Notice of Sale to Trustor, J.R. Christensen, Trustee of The Palisade Park Trust, 1800 South West Temple, Salt Lake City, Utah 84115, the address of said Trustor which was set forth upon said Deed of Trust, and to the following: Brad Myler, 1278 South 800 East, Orem, Utah 84097; J.R. Christensen, Trustee of TMS a Trust, 1005 East 3900 South, Salt Lake City, Utah 84124; Ken Kenitzer, 2539 West Stonehaven Loop, Lehi, Utah 84043; Lone Peak Title Insurance Agency, 566 West 800 North #203, Orem, Utah 84057; Wasatch County Assessor, 25 North Main Street, Heber City, Utah 84032; and State Tax Commission, 210 North 1950 West, Salt Lake City, Utah; and

WHEREAS, at 1:00 p.m. on Thursday, September 4, 2008, at the front entrance of the Fourth Judicial District Courthouse, located at 1361 South U.S. Hwy. 40, Heber City, Wasatch County, State of Utah, that being the time and place specified in the Notice of Sale hereinabove referred, the Trustee sold the following described real property at public auction to the Grantee, the highest bidder therefore; and

WHEREAS, the sum tendered by the Grantee has been received by the Trustee and applied by him in accordance with the provisions of the Trust Deed;

NOW, THEREFORE, in consideration of the receipt of FIFTY THOUSAND DOLLARS (\$50,000.00), the amount so bid by the Grantee, the receipt of which is hereby acknowledged, Kasey L. Wright, a member of the Utah State Bar, as Successor Trustee and Grantor hereunder does hereby convey to PATHFINDER 2, LLC, Grantee hereunder, all of the title of Kasey

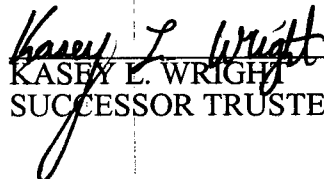
L. Wright, Successor Trustee, under the Deed of Trust above-described and all of the right, title, interest, and claim of J.R. Christensen, Trustee of the Palisade Park Trust, and his successor in interest, and all persons claiming by, through or under him, including all such right, title, interest and claim acquired by J. R. Christensen, Trustee of the Palisade Park Trust, or his successors in interest, subsequent to the execution of the Deed of Trust above described, subject to all pre-existing encumbrances, in and to the following described real property situated in Wasatch County, State of Utah, to-wit:

Beginning at the Southeast Corner of Section One, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence going 466.69 feet due West, thence 466.69 feet due North, thence 466.69 feet due East, thence 466.69 feet due South to the point of beginning. Together with any and all improvements and appurtenances belonging thereto, any and all water rights, if any, easements and reservations belonging thereto or reserved therefrom reserving all coal to Utah State.

Tax Parcel OWC-0455-1-001-035

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.


KASEY L. WRIGHT
SUCCESSOR TRUSTEE

STATE OF UTAH)
 : ss
COUNTY OF UTAH)

On the 16th day of September, 2008, personally appeared before me KASEY L. WRIGHT, Successor Trustee, known to me to be the signer of the within instrument, who duly acknowledged to me that he executed the same.

Dorothy Woodcox
NOTARY PUBLIC

