

When Recorded Mail to:
Law Office of Gregory R. Knights & Associates, P.C.
4320 East Brown Road Ste 108
Mesa, AZ. 85205

Ent 348891 Bk 0993 Pg 0112-0116
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2009 JUN 04 3:48pm Fee 20.00 JP
FOR METRO NATIONAL TITLE
ELECTRONICALLY RECORDED

MNT:10974

OWC-0490; OWC-0491;
OWC-0493; OWC-0494

TRUSTEE'S DEED

BY THIS TRUSTEE'S DEED, made this 1st day of June 2009, METRO NATIONAL TITLE COMPANY, acting as Successor Trustee, of 345 East Broadway, Salt Lake City, Utah 84111 (hereinafter "Grantor"), as Trustee under the Trust Deed hereinafter described, grants and conveys to **Elbert W. Gardner and Kathleen Gardner as the Trustees of the Elbert W. Gardner Family Trust (Restated) dated December 09, 1982** (hereinafter "Grantee") WITHOUT any covenant or warranty, express or implied, all of the real property situated in, **Wasatch** County, State of Utah, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

And, all Assignments of Rents, Security Agreement, Personal property, water rights or stock and any other rights property or interest secured by said Trust Deeds.

Grantor makes this transfer and conveyance pursuant to the powers conferred by that certain Deed of Trust, dated **June 1, 2007** and recorded on **June 08, 2007** in the official records of the **Wasatch** Recorder, wherein **Prime West Holdings, LLC, an Arizona limited liability company** is named Trustor, and **Summit Escrow & Title Insurance Agency, L.L.C., a Utah limited liability company** as Trustee and for the benefit of **E.W. Gardner Family Limited Partnership** as Beneficiary. The aforescribed property was so conveyed pursuant to the said Deed of Trust to secure, among other obligations, the payment of that certain Trust Deed Note and interest therein, as described in said Deed of Trust, and other sums of money advanced and interest thereon. This grant and conveyance is made after the fulfillment of the conditions specified in said Deed of Trust and authorizing the same as follows:

1. Breach and default under the terms of the Deed of Trust as set forth in particular in the Notice of Default hereinafter referred to, which default continued to the time of sale under said Deed of Trust.


2. Notice of the declaration of said default was duly given to the Trustee and demand for sale pursuant to the terms of the Deed of Trust made and thereafter, the Notice of Default was filed for record on **December 16, 2008** as Entry No. **342893** in Book **0979** at Page **0478**, in the **Wasatch** County Records office and required copies were sent to the Trustees and to other persons having requested and entitled to the same in accordance with the provisions of the applicable statutes within ten (10) days of such filing for record.

3. Three (3) months having elapsed after the filing of said Notice of Default, at which time the Trustee executed a Notice of Sale, stating that by virtue of authority granted pursuant to said Deed of Trust, Grantor would sell at public auction to the highest bidder, for cash in lawful money of the United States, the aforescribed property. Said Notice of Trustee's Sale fixed the time and place of sale as April 16, 2009 at 12:00p.m. at the front steps at the Main Entrance of the Wasatch County Court House (1361 South Highway 40, Heber City, Utah 84032) Wasatch County. Sale was postponed to May 29, 2009 at 11:00a.m. at the same location described above. Grantor caused copies of such Notice to be posted for not less than twenty (20) days before the date of said sale in some conspicuous place on said property and at the Wasatch County recorders office as required by statutes of the State of Utah and published in a newspaper of general circulation in Wasatch County where the property is located on March 18, 2009, March 25, 2009, and the last date of such publication being April 01, 2009 and mailed by certified mail to all persons legally entitled thereto.

4. All applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to acts to be performed and notices to be given.

5. The Grantor at the time and place of sale fixed in accordance with the foregoing, then and there sold, at public auction to Grantee who was the highest bidder therefore, the property herein above described, for the sum of **One Million and 00/100 DOLLARS (\$1,000,000.00)** representing the highest bid.

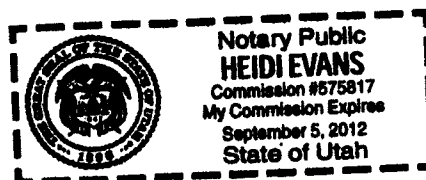
This Trustee's Deed made and executed the day and year above set forth.


By: Alfred J. Newman, Vice President
Metro National Title, Trustee

State of Utah County of Salt Lake) ss

On the 1st day of June 2009, personally appeared before me Alfred J. Newman, Vice President of Metro National Title, Trustee, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public



PARCEL 2 - TALISMAN, PHASE 3 (SOUTH)

Beginning at a point which is South 00°01'28" East along the section line 1,893.88 feet and West 274.50 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 20°19'20" East 244.88 feet; thence South 04°03'42" East 220.13 feet; thence South 39°49'20" West 99.60 feet; thence North 64°08'49" West 207.91 feet; thence North 79°44'04" West 241.91 feet; thence North 00°42'25" West 239.69 feet; thence North 87°59'29" West 77.25 feet; thence Westerly, a distance of 110.54 feet along a curve to the left having a radius of 175.00 feet and a central angle of 36°11'27"; thence South 55°49'04" West 103.10 feet; thence Westerly, a distance of 141.44 feet along a curve to the right having a radius of 300.00 feet and a central angle of 27°00'45"; thence South 07°10'11" East 246.15 feet; thence North 82°02'05" West 270.06 feet; thence North 21°33'23" East 242.40 feet; thence Northwesterly, a distance of 250.20 feet along a non tangent curve to the right of which the radius point lies North 21°33'23" East a radius of 300.00 feet, and having a central angle of 47°47'02"; thence North 20°39'35" West 117.56 feet; thence South 69°20'25" West 225.77 feet; thence North 19°34'37" West 330.25 feet; thence South 89°55'22" East 1,279.72 feet; thence South 46°57'50" West 87.00 feet; thence South 48°58'07" East 21.04 feet; thence Southerly, a distance of 190.03 feet along a curve to the right having a radius of 185.00 feet and a central angle of 58°51'16"; thence East 178.03 feet to the POINT OF BEGINNING.
Containing 720,370.43 square feet or 16.537 acres, more or less.

PARCEL 3 – TALISMAN, PHASE 4, UNIT 1 (SOUTH)

Beginning at a point which is South 00°01'28" East along the section line 2,105.01 feet and West 2,045.99 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 54°41'24" West 155.27 feet; thence South 66°41'32" West 155.27 feet; thence North 88°29'43" West 277.57 feet; thence South 78°51'18" West 274.65 feet; thence North 56°23'05" West 386.38 feet; thence North 35°06'45" West 206.28 feet; thence North 60°00'00" West 206.92 feet; thence North 79°04'55" West 97.68 feet; thence South 60°00'00" West 171.00 feet; thence North 55°28'57" West 218.94 feet; thence North 45°00'00" West 161.56 feet; thence South 89°55'22" East 1,885.11 feet; thence South 11°02'49" East 466.54 feet to the POINT OF BEGINNING.

Containing 804,993.82 square feet or 18.480 acres, more or less.

PARCEL 4 – TALISMAN, PHASE 4, UNIT 3 (SE)

Beginning at a point which is South 89°09'49" East along the section line 2.42 feet and South 1,649.96 feet from the Northwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 89°55'22" East 460.97 feet; thence South 40°03'22" East 13.72 feet; thence South 11°19'05" West 35.86 feet; thence South 39°42'57" East 163.14 feet; thence South 88°53'46" West 556.65 feet; thence North 82°54'51" West 54.86 feet; thence North 00°05'02" West 383.44 feet to the POINT OF BEGINNING.

Containing 153,676.33 square feet or 3.528 acres, more or less.