

Ent 362227 Bk 1020 Pg 1272-1274
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2010 SEP 02 8:07am Fee 76.00 JP
FOR CALLISTER NEBEKER & MCCULLOUGH
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Callister Nebeker & McCullough
10 East South Temple, Suite 900
Salt Lake City, UT 84133
Attn: W. Jeffery Fillmore

TRUSTEE'S DEED UPON SALE

THIS TRUSTEE'S DEED UPON SALE is made as of September 1, 2010 between W. JEFFERY FILLMORE, Trustee (hereinafter referred to as "*Trustee*"), and JORDANELLE SPECIAL SERVICE DISTRICT, whose address is 55 South 500 East, Heber City, Utah 84032, (hereinafter referred to as "*Grantee*").

W I T N E S S E T H:

WHEREAS, PRIME WEST JORDANELLE, LLC, a Utah limited liability company ("Prime West"), is in default in payment of the assessments due to JORDANELLE SPECIAL SERVICE DISTRICT (the "*District*") for the real property situated in Wasatch County, Utah and more particularly described hereinafter (the "*Property*"). The Property is included within the boundaries of the Jordanelle Special Service District and subject to assessments of the District ("Assessments") as created by that certain Resolution No. 2006-4, as disclosed by the certain Instrument recorded on February 17, 2006 as Entry No. 297016 in Book 830 beginning at Page 532 and is subject to the Notice of Assessment Interest of the District dated August 19, 2009 and recorded September 24, 2009 as Entry No. 352632 in Book 1000 at Pages 1569-1583 of the Official Records of the County Recorder of Wasatch County, Utah.

WHEREAS, the nature of breach and default of Prime West to make the payment of the Assessments due to the District is as set forth in the Notice of Default and Election to Sell hereinafter described and to which reference is hereby made; and

WHEREAS, W. Jeffery Fillmore, an active member of the Utah State Bar whose office is in Utah, was appointed Trustee by the County Council of Wasatch County, Utah pursuant to that certain Designation of Trustee recorded in the Official Records of the County Recorder of Wasatch County, Utah on April 26, 2010 as Entry No. 358782 in Book 1013 at Pages 945-947 to foreclose the lien in favor of the District for delinquent Assessment payments;

WHEREAS, the District did make a declaration of default and demand for sale with regard to the delinquent Assessments and thereafter there was filed for record on April 27, 2010 as Entry No. 358797 in Book 1013 at Pages 0996-0998 in the Official Records of the County Recorder of Wasatch County, Utah, Notice of Default and Election to Sell to cause Trustee to sell the Property to satisfy the obligations of the Assessment; and

WHEREAS, Trustee in consequence of said declaration of default, election, and demand for sale, did execute a Notice of Trustee's Sale stating that he, as Trustee, by virtue of the authority in him vested, would sell the Property at auction to the highest bidder, fixing the time and place of sale as September 1, 2010 at the hour of 11:00 a.m. at the front entrance of the Fourth Judicial District Courthouse for Wasatch County, 1361 South Highway 40, Heber City, Utah 84032 and did cause copies of such Notice of Trustee's Sale to be posted on the Property and in the Wasatch County Recorder's office for not less than 20 days before the date of sale therein fixed, as provided for under Section 57-1-25, Utah Code Annotated, 1953 as amended; and did cause copies of such Notice of Trustee's Sale to be published for three consecutive weeks in a newspaper having a general circulation in the County in which said real property is situated, the last publication date being more than 10 days, but not more than 30 days prior to such date of sale and such newspaper caused the Notice of Trustee's Sale to be posted on Utah Legal Notices; and

WHEREAS, copies of the recorded Notice of Default and Election to Sell and of the Notice of Trustee's Sale were mailed, in accordance with Section 57-1-26, Utah Code Annotated, 1953 as amended, to all those parties entitled to special notice as provided for in Section 57-1-26; and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the statutes and ordinances for the Assessments have been complied with as to acts to be performed and notices to be given; and

WHEREAS, Trustee, at the time and place of sale fixed, did appear and sell the Property at public auction to JORDANELLE SPECIAL SERVICE DISTRICT, being the highest bidder therefor, for good and valuable consideration.

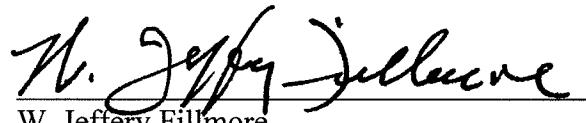
NOW, THEREFORE, Trustee, in consideration of the premises recited and of the sum bid and paid by Grantee, the receipt of which is hereby acknowledged, and by virtue of the authority vested in Trustee does, by these presents, GRANT AND CONVEY unto Grantee, but without any covenant or warranty, express or implied, all of that certain real property situated in Wasatch County, Utah and more particularly described as follows:

All of Lots 1-25, 28-35, 37, 40, 42-58, and 61-71, TALISMAN PHASE 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah.

The following is shown for informational purposes only: Tax Serial No. OTF-1001 - OTF-1025, OTF-1028 - OTF-1035, OTF-1037, OTF-1040, OTF-1042 - OTF-1058, and OTF-1061 - OTF-1071.

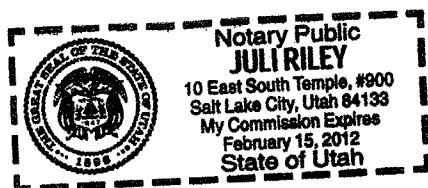
Executed as of the date first above written.

TRUSTEE


W. Jeffery Fillmore

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 1st day of September, 2010 by W. Jeffery Fillmore.




NOTARY PUBLIC