

Ent 398312 Bk 1099 Pg 896 – 900
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2014 Feb 12 03:52PM Fee: \$21.00 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 February 12, 2014 between W. JEFFERY FILLMORE, Foreclosure Trustee (hereinafter referred to as "Trustee"), and JORDANELLE SPECIAL SERVICE DISTRICT, whose address is 6135 East Lake Creek Road, Heber City, Utah 84032 (hereinafter referred to as "Grantee").

W I T N E S S E T H:

WHEREAS, The three parcels of the real property described on Exhibit "A" (the "Property"), vested in the name of JORDANELLE HOLDINGS, LLC, a Utah limited liability company, are in default in payment of the assessments payments (the "Assessments") due to JORDANELLE SPECIAL SERVICE DISTRICT (the "District") for the Property. The Property is included within the boundaries of the District as disclosed in documents recorded in the Official Records of the County Recorder of Wasatch County, Utah (the "Official Records") including, but not limited to: (i) Resolution No. 2006-4, as disclosed by that certain Instrument recorded on February 17, 2006 in Book 830 at Pages 532-584 of the Official Records and (ii) the Notice of Assessment Interest of the District and recorded on September 24, 2009 as Entry No. 352632 in Book 1000 at Pages 1569-1583 of the Official Records.

WHEREAS, the nature of the breach and default of Jordanelle Holdings, LLC to make the payment of the Assessments due to the District is 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 Foreclosure 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 June 11, 2012 as Entry No. 379612 in Book 1057 at Pages 350-353 to foreclose the lien in favor of the District for delinquent Assessments payments; and

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 June 18, 2012 as Entry No. 379790 in Book 1057 at Pages 1171-1174 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, the 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 February 12, 2014 at the hour of 2:00 p.m. at the front entrance of the Fourth Judicial District Courthouse for Wasatch County, 1361 South Highway 40, Heber City, Utah 84032; and

WHEREAS, the Trustee 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

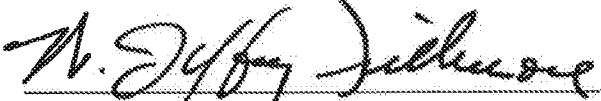
WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of the statutes and ordinances for the Assessments have been complied with as to acts to be performed and notices to be given; and

WHEREAS, the Trustee, at the time and place of sale fixed on February 14, 2014, did appear and sell the Property at public auction to the Grantee, being the highest bidder therefor, for good and valuable consideration.

NOW, THEREFORE, the 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 the 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 on Exhibit A attached hereto.

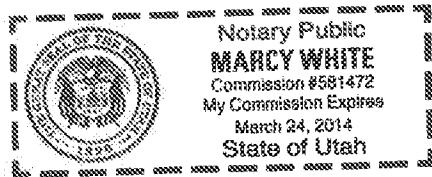
Executed as of the date first above written.

FORECLOSURE TRUSTEE


W. Jeffery Fillmore

STATE OF UTAH)
: ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 12th day of February, 2014
by W. Jeffery Fillmore.



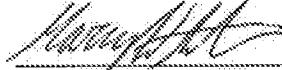

NOTARY PUBLIC
Residing at Salt Lake County, Utah

EXHIBIT A

Legal Descriptions

The real property situated in Wasatch County, Utah and more particularly described as follows:

Parcel 1:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at the Southwest corner of said Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said corner marked by a rebar with red plastic cap at a three-way fence corner, and running thence North 00°20'06" East 2638.93 feet along the West line of said Section 1, to a Stone Monument marking the West quarter corner of said Section 1, thence North 00°17'03" East 784.90 feet along said West line to a point from which a brass cap marking the Northwest corner of said Section 1 bears North 00°17'03" East 2187.22 feet; thence East 2360.18 feet; thence South 02°18'03" West 862.53 feet; thence South 30°53'30" East 563.45 feet; thence North 66°37'32" East 891.43 feet; thence South 44°18'06" East 821.63 feet; thence East 1366.39 feet to a point on the East line of said Section 1 from which a Stone Monument marking the East quarter corner bears North 01°21'28" West 1146.49 feet; thence South 01°21'28" East 1399.07 feet along said East line to a point being the Northeast corner of that certain 5 acre parcel described in Warranty Deed recorded as Entry No. 289171 in Book 788 at page 205, said point also being North 01°21'28" West 99.33 feet from the Southwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence North 89°44'23" West 466.74 feet (West 466.69 feet by record); thence South 00°24'30" East 465.87 feet (South 466.69 feet by record) to a point on the South line of said Section 1, said point being North 89°44'23" West 466.69 feet (West 466.69 feet by record) from the Southeast corner of said Section 1, said corner being North 89°44'23" West 8.82 feet from a Stone Monument marking the closing corner for the South line of said Section 1, thence North 89°44'23" West 2308.29 feet along the South line of said Section 1 to a Stone Monument marking the South quarter corner of said Section 1, thence North 89°49'49" West 2654.16 feet along the South line of said Section 1 to the point of beginning.

The following is shown for informational purposes only: Tax Serial No. OWC-0455

Parcel 2:

Beginning at the Northwest Corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South along the Section Line 34 chains to the center of a 4 link Stream; thence Northeasterly along the thread of the Stream 45 Chains, more or less, to the North Section Line; thence West along the Section Line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Serial No. OWC-0455-2

Parcel 3:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point on the North line of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said point being on the center of a 4 link wide stream being North 89°41'24" East 974.46 feet (20.67 chains by record) from a brass cap marking the Northwest corner of said Section 1; and running thence North 89°41'24" East 4306.46 feet along the North line of said Section 1 to a stone monument marking the Northeast corner of said Section 1; thence South 01°10'42" East 2649.88 feet along the East line of said Section 1 to a stone monument marking the East quarter corner of said Section 1; thence South 01°21'28" East 1146.49 feet along the East line of said Section 1 to a point from which a stone monument marking the Southwest corner of Section 6, Township 3 South, Range 6 East bears South 01°21'28" East 1498.40 feet; thence West 1366.39 feet; thence North 44°18'06" West 821.63 feet; thence South 66°37'32" West 891.43 feet; thence North 30°53'30" West 563.45 feet; thence North 02°18'03" East 862.53 feet; thence West 2360.18 feet to a point on the West line of said Section 1 from which a stone monument marking the West quarter corner of said Section 1 bears South 00°17'03" West 784.90 feet; thence North 00°17'03" East 625.98 feet along said West line to a point in the center of a 4 link wide stream, said point being South 00°17'03" West 1561.24 feet (34 chains by record) from a brass cap marking the Northwest corner of said Section 1; thence Northeasterly along the center of said stream and the Southeasterly boundary of that certain parcel described in Warranty Deed recorded as Entry No. 293747 in Book 813 at page 593 the following 25 courses: (1) North 71°49'52" East 19.65 feet; (2) thence North 48°33'05" East 27.97 feet; (3) thence North 04°17'55" East 27.46 feet; (4) thence North 21°45'19" East 32.96 feet; (5) thence North 63°41'45" East 70.19 feet; (6) thence North 51°25'47" East 85.98 feet; (7) thence North 44°22'00" East 54.24 feet; (8) thence North 27°05'44" East 87.42 feet; (9) thence North 23°08'49" East 55.80 feet; (10) thence North 35°39'58" East 110.64 feet; (11) thence North 11°50'32" East 82.02 feet; (12) thence North 27°09'18" East 170.53 feet; (13) thence North 33°32'51" East 206.09 feet; (14) thence North 04°29'00" East 102.40 feet; (15) thence North 48°34'00" East 46.26 feet; (16) thence North 31°38'32" East 125.62 feet; (17) thence North 34°00'56" East 80.31 feet; (18) thence North 29°03'08" East 95.84 feet; (19) thence North 41°50'23" East 67.08 feet; (20) thence North 03°02'42" East 54.78 feet; (21) thence North 40°49'46" East 112.10 feet; (22) thence North 56°19'48" East 97.12 feet; (23) thence North 30°14'47" East 28.06 feet; (24) thence North 21°28'37" East 23.07 feet; and (25) thence North 00°57'21" East 58.55 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the following described property as shown in that certain Warranty Deed recorded December 13, 2005 as Entry No. 293747 in Book 813 at page 593 of Official Records:

Beginning at the Northwest corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South along the Section line 34 chains to the center of a 4 link stream; thence Northeasterly along the thread of the stream 45 chains, more or less, to the North Section line; thence West along the Section line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Serial No. OWC-0455-3.
