

WHEN RECORDED, return to:

James R. Boud
302 West 5400 South, Suite 130
Murray, Utah 84107

ADDRESS OF GRANTEE:

Draper Bank & Trust
P.O. Box 1000
Draper, Utah 84020

EM

5047772

TRUSTEE'S DEED

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16

5047772
04 APRIL 91 04:15 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
ASHOTON BRAUNBERGER FOULSEN AND BOUND
REC BY: SHARON NEST, DEPUTY

THIS INDENTURE, made this 29th day of March, 1991, between James R. Boud, a member of the Utah State Bar, as Trustee and Grantor and Draper Bank & Trust, a Utah corporation, Grantee hereunder;

WITNESSETH

WHEREAS, by Trust Deed dated August 8, 1983, executed by Joy Dunyon & Associates, a Utah limited partnership, and Dennis Dunyon, as Trustors, and recorded August 9, 1983, as Entry No. 3829211, in Book 5481 at Pages 1943-1945 of the official records in the office of the County Recorder of Salt Lake County, Utah, did convey to Draper Bank & Trust, as Trustee, upon the trust therein expressed, the property hereinafter described to secure the payment of a certain promissory note and other obligations as more particularly set forth in the Trust Deed; and

WHEREAS, James R. Boud, a member of the Utah State Bar, was appointed Successor Trustee (hereinafter "Trustee") by the certain Substitution of Trustee dated November 9, 1990, and recorded November 21, 1990, as Entry No. 4992338 in Book 6270 at Pages 156-159, records of Salt Lake County, Utah; and

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

WHEREAS, Draper Bank & Trust, being then the holder of the note secured by the Trust Deed, did cause the Trustee to execute a written Notice of Default and of election to cause said property to be sold to satisfy the obligations of the Trust Deed, and accordingly the Trustee did on the 21st day of November, 1990, file for record in the office of the County Recorder of Salt Lake County, Utah, a Notice of Default, which notice was duly recorded on the 21st day of November, 1990 in Book 6270 at Pages 160-163 as Entry No. 4992339, records of the County Recorder of Salt Lake County, Utah; and

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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 such Notice of Default with the recording date shown thereon, to Joy Dunyon & Associates and Dennis Dunyon, at 2919 Granite Hollow, Sandy, Utah 84092, the address of the said Trustor which was set forth in the said Trust Deed; and

WHEREAS, more than three (3) months have elapsed since the filing for record of the 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 Intermountain Commercial Record, a newspaper of general circulation in Salt Lake County, Utah, three (3) times, once a week for three (3) consecutive weeks, namely: March 1, March 8, and March 15, 1991, 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 in at least three (3) public places in the county in which the property to be sold is situated; 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 Joy R. Dunyon & Associates and Dennis Dunyon at 2919 Granite Hollow, Sandy, Utah 84092, the address as set forth in the said Trust Deed; and

WHEREAS, at 10:00 a.m., on March 29, 1991, on the Northern Steps of the Salt Lake County District Court Building located at 240 East 400 South, Salt Lake City, Utah, that being the time and place specified in the Notice of Sale hereinabove referred to, 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 \$143,472.19, the amount so bid by the Grantee, the receipt of which is hereby acknowledged, James R. Boud, a member of the Utah State Bar, as Trustee and Grantor hereunder, does hereby convey to Draper Bank & Trust, a Utah corporation, Grantee hereunder, all of the title of James R. Boud, Trustee, under the Trust Deed above-described, and all of the right, title, interest and claim of Joy

R. Dunyon & Associates and Dennis Dunyon and their successors in interest, subsequent to the execution of the Trust Deed above-described, subject to all pre-existing encumbrances, if any, in and to the following described real property situated in Salt Lake County, State of Utah, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference

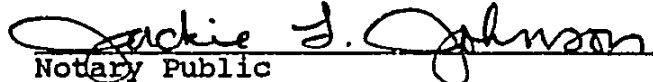
This sale and conveyance is made without any covenant or warranty, expressed or implied, as to title or otherwise with respect to the above-described property.

IN WITNESS WHERE, the Trustee and Grantor hereunder has caused this Deed to be executed on the day and year first above written.


James R. Boud, Trustee and Grantor

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On the 3rd day of April, 1991, personally appeared before me, James R. Boud, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.


Notary Public
Residing in Salt Lake County
State of Utah

My commission expires:

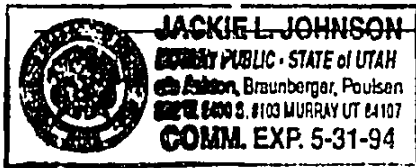


EXHIBIT A

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE WEST 1162.5 FEET; (THENCE NORTH 558.34 FEET); THENCE NORTH 35 DEGREES 30 MINUTES 09 SECONDS EAST 936.06 FEET; THENCE EAST 641.99 FEET; THENCE SOUTH 1320 FEET TO BEGINNING.

AND:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89 DEGREES 35 MINUTES 19 SECONDS EAST 497.47 FEET; THENCE NORTH 0 DEGREES 34 MINUTES 36 SECONDS EAST 1320 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 19 SECONDS WEST 497.47 FEET; THENCE SOUTH 0 DEGREES 34 MINUTES 36 SECONDS WEST 1320 FEET TO BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED TRACTS OF LAND ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACTS SHOWN AS PARCELS A, B, C, D AND E.

PARCEL A:

BEGINNING AT A POINT WHICH IS SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST 508.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 0 DEGREES 12 MINUTES 14 SECONDS EAST 598.99 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 55 SECONDS WEST 363.61 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 17 SECONDS WEST 599.01 FEET; (598.985 FEET BY SURVEY); THENCE SOUTH 89 DEGREES 55 MINUTES 52 SECONDS EAST 363.61 FEET (363.619 FEET BY SURVEY) TO THE POINT OF BEGINNING. SUBJECT TO A RIGHT OF WAY OVER THE EAST 25 FEET.

PARCEL B:

BEGINNING AT A POINT EAST 497.47 FEET, MORE OR LESS, AND NORTH 598.99 FEET, MORE OR LESS, FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 720 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE WEST ALONG SAID NORTH LINE 302 FEET, MORE OR LESS, THENCE SOUTH 720 FEET; MORE OR LESS TO A POINT 302 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 302 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED ABOVE AND RUNNING THENCE SOUTH 598.99 FEET, MORE OR LESS, TO THE NORTH LINE OF 14600 SOUTH STREET; THENCE WEST ALONG SAID NORTH LINE 25 FEET; THENCE NORTH 598.99, MORE OR LESS; THENCE EAST 25 FEET TO THE POINT OF BEGINNING.

PARCEL C.

BEGINNING AT A POINT NORTH 27 DEGREES 34 MINUTES 45 SECONDS WEST, 503.61 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ENCOMPASSING AN AREA WITHIN A SIX FOOT (6' - 0") RADIUS FROM THE AFORE-DESCRIBED POINT.

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PARCEL D:

BEGINNING AT A POINT WHICH IS WEST ALONG THE SECTION LINE 445.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 400.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 381.64 FEET; THENCE EAST 176.96 FEET; THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS EAST 230.82 FEET; THENCE SOUTH 444.29 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 50.0 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS WEST 820.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 50.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 381.64 FEET; THENCE EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 381.64 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING.

BEGINNING AT A POINT WEST ALONG THE SECTION LINE 672.83 FEET AND NORTH 351.64 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 30.00 FEET; THENCE EAST 5.00 FEET; THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS EAST 15.59 FEET; THENCE SOUTH 34.23 FEET; THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL E:

BEGINNING AT A POINT WHICH IS WEST ALONG THE SECTION LINE 845.68 FEET AND NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 381.64 FEET FROM THE EAST QUARTER CORNER OF SECTION 11 TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 496.62 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 37 SECONDS EAST 713.16 FEET; THENCE SOUTH 79 DEGREES 23 MINUTES 07 SECONDS EAST 152.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 30 SECONDS WEST 163.99 FEET THENCE EAST 50.00 FEET; THENCE SOUTH 235.41 FEET; THENCE SOUTH 74 DEGREES 15 MINUTES 00 SECONDS WEST 751.67 FEET; THENCE WEST 176.96 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH A 50.00 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS WEST 820.68 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 50.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST 873.44 FEET; THENCE NORTH 79 DEGREES 05 MINUTES 37 SECONDS EAST 50.94 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 883.08 FEET TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT WEST ALONG THE SECTION LINE 672.83 FEET AND NORTH 351.64 FEET FROM THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 30.00 FEET; THENCE EAST 5.00 FEET; THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS EAST 15.59 FEET; THENCE SOUTH 34.23 FEET; THENCE WEST 20.00 FEET TO THE POINT OF BEGINNING.

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