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WHEN RECORDED MAIL TO:
F.W. Jones and Associates, Inc.
P.O. Box 57307
Salt Lake City, UT 84157-0307

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10 DECEMBER 93 09:23 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
DENNIS K POOLE
REC BY: EVELYN FROGGET , DEPUTY

TRUSTEE'S DEED

THIS INDENTURE, made this 20th day of November, 1993, between DAVID C. WEST, a member of the Utah State Bar, as "Trustee and Grantor" hereunder, and F.W. JONES AND ASSOCIATES, INC., a Utah corporation, whose address is 195 West 3900 South, P.O. Box 57307, Salt Lake City, Utah 84157-0307, "Grantee", hereunder.

WHEREAS, by Trust Deed dated December 6, 1990, recorded December 11, 1990 at Entry No. 5000440, Book 6275, Pages 879-882, records of the County Recorder of Salt Lake County, Utah, MICHAEL S. PURLES and RICHARD D. NICHOLLS, TRUSTEES OF THE PENSION EQUITY GROWTH TRUST, as "Trustor", did convey to DAVID C. WEST, 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, 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, PRM INVESTMENT COMPANY, the Beneficiary, 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 July 20, 1993, file for record in the office of the County Recorder of Salt Lake County, Utah, a Notice of Default which Notice was duly recorded at Entry No. 5557915 in Book 6712, Pages 110-111, Records of the County Recorder of Salt Lake County, Utah; and

WHEREAS, not more than ten (10) days after such Notice of Default was recorded, the Trustee caused copies of the Notice of Default to be mailed by certified mail, with postage prepaid, return receipt requested, to the Trustor at P.O. Box 499, 10101

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South State Street, Sandy, Utah 84091, the address set forth in the Trust Deed, and to the Trustor's attorney, William Thomas Thurman, McKay, Burton and Thurman, 1200 Kennecott Building, Salt Lake City, Utah 84133; and

WHEREAS, the Trustee was not required to mail copies of the Notice of Default to any other persons; 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 on October 29, 1993, November 5, 1993 and November 12, 1993, 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 of the city or county in which the property to be sold is situated, said three (3) public places being as follows: On a utility pole at 4950 South 1300 East; on a utility pole at 5900 South 1300 East; on a utility pole at 7100 South 900 East; and on the posting wall of the Third District Court at 240 East 400 South, Salt Lake City, Utah; and

(c) By mailing, by certified mail, return receipt requested, with postage prepaid, at least twenty (20) days prior to the date of sale, a copy of the Notice of Sale to Michael S. Purles and Richard D. Nicholls, Trustees of the Pension Equity Growth Trust, P.O. Box

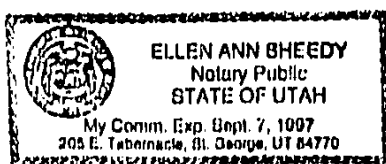
499, 10101 South State Street, Sandy, Utah 84091, the address set forth in the Trust Deed, and to the Trustor's attorney, William Thomas Thurman, McKay, Burton and Thurman, 1200 Kennecott Building, Salt Lake City, Utah 84133; and

WHEREAS, at 11:05 o'clock A.M. on Monday, November 29, 1993 at the North front steps of the Courts Building, 240 East 400 South, Salt Lake City, Salt Lake County, Utah, that being the time and place specified in the written notice of sale hereinabove referred to, the Trustee sold the following described property at public auction to the Grantee, the highest bidder thereof; and

WHEREAS, the sum bid 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 \$89,710.00, the amount so bid by the Grantee, the receipt of which is hereby acknowledged, DAVID C. WEST, a member of the Utah State Bar, as Trustee and Grantor hereunder does hereby convey to F.W. JONES AND ASSOCIATES, INC., Grantee hereunder all of the title of DAVID C. WEST, Trustee, under the Trust Deed above described and all of the right, title, interest and claim of MICHAEL S. PURLES and RICHARD D. NICHOLLS, TRUSTEES OF THE PENSION EQUITY GROWTH TRUST, their successors in interest and all persons claiming by, through or under them, including all such right, title, interest and claim acquired by MICHAEL S. PURLES and RICHARD D. NICHOLLS, TRUSTEES OF THE PENSION EQUITY GROWTH TRUST, or their successors in interest subsequent to the execution of the Trust Deed above described in and to the following described real property located in Salt Lake County, State of Utah, to wit:

All of Lots 3 and 10, SPORTS CENTER BUSINESS PARK, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.





DAVID C. WEST, Trustee

STATE OF UTAH)
COUNTY OF WASHINGTON) ss.

On the 1st day of December, 1993, personally appeared before me David C. West, the signer of the foregoing instrument who duly acknowledged to me that he executed the same as Trustee.

My Commission Expires:

9-7-97

Ellen Ann Sheedy
Notary Public
Residing at Washington Co., UT

