



***SHERIFF'S DEED***



THIS INDENTURE, Made this 23<sup>rd</sup> day of August, A.D. 2011 between James O. Tracy Sheriff of Utah County, State of Utah, Party of the first part, and RG FUNDING, LLC, a Washington limited liability company, party of the second part.

WITNESSETH, WHEREAS, In and by a certain judgment and decree made and entered by the District Court of the Fourth Judicial District (Utah County) of the State of Utah on the 30<sup>th</sup> day of March, A.D. 2010, in a certain action then pending in said Court, Wherein RG FUNDING, LLC, a Washington limited liability company Plaintiff and GARVICK PROPERTIES II, LLC, a Utah limited liability company, WILSON SPRINGS RANCH, INC., a Nevada corporation, GARY L. WHITING, an individual, VICKIE WHITING, an individual, NHF DISTRIBUTING, LLC dba BEEHIVE BRICK & STONE, a Utah limited liability company, Defendants, it was among other things ordered and adjudged that all and singular the premises in said judgment, and hereinafter described should be sold at public auction, by and under the direction of the Sheriff of Utah County, State of Utah, in the manner required by law; that either of the parties to said action might become purchaser at such sale, and that said Sheriff should execute the usual certificates and deeds to the purchaser as required by law.

AND WHEREAS, The Sheriff did, at the hour of 10:00 O'clock A.M., on the 16<sup>th</sup> Day of February, A.D. 2011 At the east front door of the County Court House in Provo, County of Utah, State of Utah after due public notice had been given, as required by law and said judgment, duly sell at public auction, agreeable to law and said judgment, the premises and property in said judgment and hereinafter described at which sale said premises and property were fairly struck off and sold to RG FUNDING, LLC, a Washington limited liability company for the sum of \$ 700,000.00 it being the highest bidder and that being the highest sum bid at said sale.

AND WHEREAS, Said RG FUNDING, LLC, a Washington limited liability company thereupon paid to the said sheriff said sum of money so bid, and said Sheriff thereupon made and issued the usual certificate in duplicate of such sale in due form, and delivered one thereof to said purchaser, and caused the other to be filed in the office of the County Recorder of the County of Utah State of Utah.

AND WHEREAS, More than six months have elapsed since the day of said sale, and no redemption of the property so sold has been made.

AND WHEREAS, Said    Purchaser as aforesaid did, on the    day of   , A.D.    sell assign and transfer said Certificate of Sale and all his rights thereunder to    the said party of the second part, and duly authorized said Sheriff to make a deed for said premises, in pursuance of said sale to said   .



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JEFFERY SMITH  
UTAH COUNTY RECORDER  
2011 Sep 01 10:28 am FEE 19.00 BY CS  
RECORDED FOR DUNN, JAMES T

NOW THIS INDENTURE WITNESSES That the said party of the first part, sheriff as aforesaid, in order to carry into effect said sale in pursuance of said judgment and of the law, and also in consideration of the premises and of the money so bid and paid by the said RG FUNDING, LLC, a Washington limited liability company, the receipt whereof is hereby acknowledged, has granted, sold, conveyed, and by these presents does grant, sell and convey and confirm unto the said party of the second part, its successors and assigns forever, the following described real estate lying and being in the County of Utah, State of Utah, being all the right, title, claim and interest of the above named defendants of, in and to the following described property, to-wit:

LOTS 43, VISTA RIDGE PHASE I, LOTS 70-74, 78, AND 79 VISTA RIDGE PHASE II.

Property addresses: VISTA RIDGE PHASE 1, AND VISTA RIDGE PHASE 2,  
TRAVERSE MOUNTAIN, LEHI, UTAH (Ridgeview Way,  
Prestridge Road, Littleridge Way, and Deeridge Trail)

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, to have and to hold the same unto said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, said party of the first part has hereunto set his hand and seal the day and year first above written. ENT 61759:2011 Pg 2 of 2

Signed, Sealed and Delivered in presence of:

Michael Borzler

Under Sheriff of Utah County, Utah.

STATE OF UTAH )  
>ss.  
County of Utah )

On the 23<sup>rd</sup> day of August, 20 11 before me Tonya Houck a Notary Public in and for the County of Utah, State of Utah, personally appeared Michael Borzler Under Sheriff of Utah County, State of Utah, personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same as such Sheriff, freely and voluntarily, and for the uses and purposes therein mentioned.

WITNESS my hand and notarial seal this 23 day of August, 20 11.

Tonya Houck  
NOTARY PUBLIC

My Commission Expires: 02/25/2015

Residing in Provo, Utah

