

Recorded at the Request of: Damon P. Swenson and Tiffany Swenson  
Mail Tax Notice To: 216 North 400 West  
Orem, UT 84057

BT-11419

ENT 8221:2013 PG 1 of 4  
Jeffery Smith  
Utah County Recorder  
2013 Jan 28 12:56 PM FEE 18.00 BY SS  
RECORDED FOR Bartlett Title Insurance Agen  
ELECTRONICALLY RECORDED

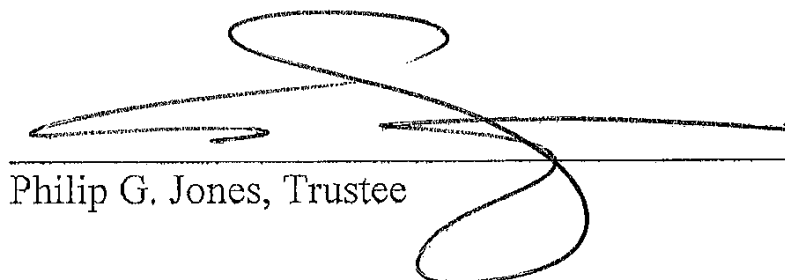
### TRUSTEE DEED

Philip G. Jones, Trustee of the Bankruptcy Estate of Randall Frank Hyde and Carolyn Marie Hyde, (who took title as Randall F. Hyde and Carolyn M. Hyde), Case No. 11-37833, Grantor, hereby CONVEYS to Damon P. Swenson and Tiffany Swenson, husband and wife, Grantee of Utah County, State of Utah, for the sum of TEN DOLLARS, and other good and valuable consideration, all of the Bankruptcy Estate's interest in the following described tract of land in Utah County, State of Utah, more particularly described as follows:

Unit 5, Phase I, contained within Lakecrest III, Planned Unit Development as the same is identified in the Record of Survey Map, recorded in the Office of the Utah County Recorder, as Entry No. 8423 (as said Record of Survey Map may have heretofore been amended or supplemented) and in the Declaration of Covenants, Easements, Conditions and Restrictions of Lakecrest III, Planned Unit Development, recorded in the office of the Country Recorder, as Entry No. 8424 in Book 2290 at Page 29 of Official Records (as said Declaration may have heretofore been amended or supplemented).

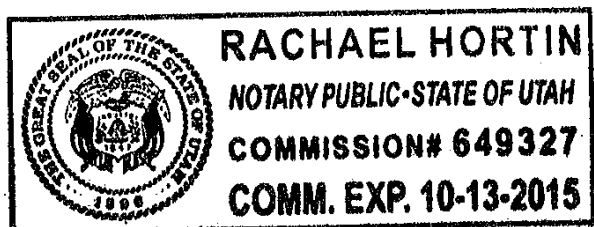
Together with the undivided ownership interest in and to the Common Areas and Facilities which is appurtenant to said Unit and as more particularly described in said Declaration (as said Declaration may have heretofore been amended or supplemented). (45:113:0005)

WITNESS the hand of said Grantor, this 28<sup>th</sup> day of January, 2013.

  
Philip G. Jones, Trustee

STATE OF UTAH )  
:SS.  
COUNTY OF UTAH )

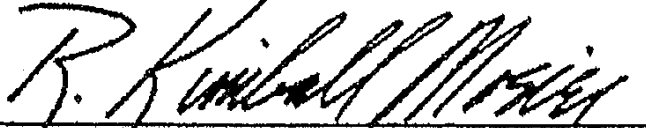
On the 28<sup>th</sup> day of January, 2013, personally appeared before me Philip G. Jones, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.



  
Notary Public

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The below described is **SIGNED**.

Dated: January 10, 2013   
R. KIMBALL MOSIER  
U.S. Bankruptcy Judge



Philip G. Jones (1748)  
Chapter 7 Trustee  
853 West Center Street  
Orem, Utah 84057  
Telephone: (801) 224-5750  
Fax: (801) 224-6345

IN THE UNITED STATES BANKRUPTCY COURT FOR  
THE DISTRICT OF UTAH CENTRAL DIVISION

<p>In Re:</p> <p>HYDE, RANDALL FRANK HYDE, CAROLYN MARIE</p> <p>Debtor(s).</p>	<p>Bankruptcy No. 11-37833 Chapter 7</p> <p>Judge: R. KIMBALL MOSIER</p>
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ORDER ON TRUSTEE'S MOTION FOR AN ORDER PURSUANT TO SECTION 363 OF  
THE BANKRUPTCY CODE APPROVING THE SALE OF REAL PROPERTY  
FREE AND CLEAR OF LIENS, CLAIMS AND ENCUMBRANCES

This matter having come before the Court on the Trustees Motion, and the Court being fully advised in the premises, it is hereby ORDERED, ADJUDGED AND DECREED:

1. The Trustee's Motion is granted.
2. The Trustee is authorized to sell, by Trustee's deed, the real property located at 216 N 400 W, Orem, Utah 84057 to Damon & Tiffany Swenson for \$120,000.000 cash at closing.

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3. The sale of the Property will be subject to easements and rights of way of record but free and clear of all other liens, claims and encumbrances pursuant to Section 363 of the Bankruptcy Code.

4. From the proceeds of the sale, the Trustee shall pay the following:

a. A sales commission of 6% to ReMax Associates;

b. Prorated real property taxes to the date of closing;

c. The estate's share of any closing costs typically paid by a seller in similar transactions;

d. The Trustee will pay the allowed secured claim of Chase Bank at closing;

and

e. The balance of the sale proceeds will be held by the Trustee and administered pursuant to further orders of the Court.

5. That this order shall be final upon signing and the ten day objection period is waved.

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that the foregoing ORDER ON TRUSTEE'S MOTION FOR AN ORDER PURSUANT TO SECTION 363 OF THE BANKRUPTCY CODE APPROVING THE SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS, CLAIMS, AND ENCUMBRANCES was mailed to the following persons by depositing the same in the United States Mail, first-class postage prepaid or by electronic filing, this \_\_\_\_\_ day of \_\_\_\_\_, 2013:

United States Trustee (VIA ECF)  
405 South Main Street  
Suite #300  
Salt Lake City, UT 84111

Philip G. Jones (VIA ECF)  
853 West Center Street  
Orem, UT 84057

FUGAL, ROBERT  
BIRD & FUGAL  
384 EAST 720 SOUTH, SUITE 201  
OREM, UT 84058

HYDE, RANDALL FRANK  
HYDE, CAROLYN MARIE  
933 EAST 50 NORTH  
LINDON, UT 84042

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