

8872438

Client: SN SERVICING CORPORATION

After recording, mail to:
First Southwestern Title Agency of Utah, Inc.
102 West 500 South, Suite 300
Salt Lake City, UT 84101

8872438
10/30/2003 08:04 AM 14.00
Book - 8903 Pg - 6285-6287
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST SOUTHWESTERN TITLE
102 W 500 S #300
SLC UT 84101
BY: SBM, DEPUTY - WI 3 P.

TRUSTEE'S DEED

THIS INDENTURE made **May 15, 2003**, between **First Southwestern Title Agency of Utah, Inc.** as Successor Trustee and Grantor, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, Grantee, of **323 5th Street , Eureka, CA 95501**.

In consideration of Ten Dollars and other valuable consideration received, the Trustee and Grantor hereunder hereby conveys, without warranty, express or implied, to Grantee the following described real property situated in **SALT LAKE** County, Utah:

LOT 703, COPPER VIEW HEIGHTS NO. 7, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK GG OF PLATS AT PAGE 45, RECORDS OF SALT LAKE COUNTY, UTAH.

Tax Serial No. **21-36-408-004**

Recitals

- A. This conveyance is made pursuant to the powers conferred on Grantor by:
1. That Trust Deed dated **May 5, 1999**, executed by **Jerald V. Sarafolean**, Trustor, to **Chicago Title Insurance Company**, Trustee, with **First Franklin Financial Corporation**, Beneficiary, recorded **May 11, 1999**, as Entry No. **7351146**, in Book **8276**, at Page **4702**, official records of **SALT LAKE** County, Utah, conveying the property described above as security for the promissory note and other obligations as set forth in the Trust Deed, and assigned to **Mortgage Electronic Registration Systems, Inc.**, by an assignment of **August 1, 2002**, recorded **August 22, 2002**, as Entry No. **8329141**, in Book **8636**, at Page **3424**, official records of **SALT LAKE** County, Utah.
 2. That Substitution of Trustee of **May 8, 2000**, recorded **June 8, 2000** as Entry No. **7656247**; **Book 8367**; **Page 0333**, official records of **SALT LAKE** County, Utah, whereby Grantor succeeded **Chicago Title Insurance Company** as trustee; and
- B. After satisfaction of the conditions authorizing this conveyance specified in said Trust Deed and by law, as follows:
1. Breach and default occurred under the provisions of the Trust Deed in the

BK 8903 PG 6285

manner set forth in the Notice of Default referred to below, such default continuing until time of sale.

2. **Mortgage Electronic Registration Systems, Inc.**, the then holder of the note secured by said Trust Deed and Beneficiary under same; caused the Trustee to execute a written Notice of Default and of election to sell, which notice was duly recorded on **May 8, 2002**, as Entry No. **8226625**, in Book **8595**, at Page **8328**, official records of **SALT LAKE** County, Utah.
3. Not later than ten days after said Notice of Default was recorded, the Trustee duly mailed or otherwise provided in the manner required, all copies of such notice required under the Trust Deed or by law, including notice to the Trustor at its proper address and to all who properly filed for record Requests for Notice.
4. The Trustee, in consequence of the foregoing and of the passage of at least three months after said Notice of Default was recorded, executed its Notice of Sale declaring the time and place of sale to be on **May 15, 2003**, at the hour of **11:00 A.M.**, at the **Main Entrance to the Scott M. Matheson Court Building, 450 South State Street, Salt Lake City, UT 84111** of the **SALT LAKE** County Courthouse, in the County of **SALT LAKE**, State of Utah, and particularly describing the property and setting out the conditions of sale; and gave such notice of sale as follows:
 - a. By posting such notice at least twenty days prior to the date of sale in a conspicuous place on the property to be sold and in at least one public place of the city or county in which the property to be sold is situated, as follows:

POSTED AT 2001 SOUTH STATE STREET, SALT LAKE CITY
 - b. By publishing such notice in Intermountain Commercial Record, a newspaper of general circulation in **SALT LAKE** County, Utah three times once a week for three consecutive weeks commencing on: **March 28, 2003**, the last publication occurring at least ten days and not more than thirty days prior to the day of sale; and
 - c. By mailing copies of such notice, at least twenty days prior to sale, to those having the right to receive them under the Trust Deed and by law, including the Trustors thereunder.
5. At the time and place of sale specified above, the Trustee duly sold at public auction to Grantee, the highest bidder, for the bid amount of **\$140,000.00**, the above described property, which funds have been received by the Trustee and applied on the obligation secured as required by law and the provisions of the Trust Deed.

6. All other applicable Utah statutory provisions or Trust Deed terms have been complied with as to acts to be performed and notice to be given.

First Southwestern Title Agency of Utah, Inc.

Shauna M. Burke

Shauna M. Burke,
Assistant Vice President or
Terri Shackelford, Assistant Vice President
Successor Trustee and Grantor
102 West 500 South, Suite 300
Salt Lake City, UT 84101

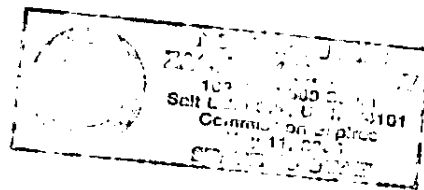
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On May 15, 2003, personally appeared before me SHAUNA M. BURKE
Assistant Vice President of First Southwestern Title Agency of Utah, Inc., Successor Trustee
and Grantor, and signer of the above instrument, who duly acknowledged to me that he
executed the same.

NOTARY PUBLIC

My Commission Expires:

02-6829/SARAFOLEAN, JERALD V.



NOTARY SEAL NOT LEGIBLE
- CO RECORDER -