

AFTER RECORDING RETURN TO:
Halliday & Watkins, P.C.
376 East 400 South, Suite 300
Salt Lake City, Utah 84111

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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
DONNER TOWER PROPERTIES LC
2971 DEVONSHIRE CIR
SLC UT 84108
BY: SBM, DEPUTY - WI 3 P.

TRUSTEE'S DEED

This Deed is made by Paul M. Halliday, Jr., as Successor Trustee and a member of the Utah State Bar, under the Trust Deed described below, in favor of **Donner Tower Properties, L.C., 2971 Devonshire Circle, Salt Lake City, UT 84108**, as Grantee.

WHEREAS, on April 25, 2002, NOLAN L. MAXFIELD a married person, as Trustor, executed and delivered to Brighton Title Company, as Trustee, for the benefit of Primary Residential Mortgage Inc., as Beneficiary, a certain Trust Deed to secure the performance by the Trustor of their obligations under a Promissory Note of the same date executed and delivered for a valid consideration to the Beneficiary and the Trust Deed having been recorded in the office of the Salt Lake County Recorder on April 30, 2002, as Entry No. 8220130, in Book 8593, at Page 3421, describing the property set forth below; and

WHEREAS, a breach and default occurred under the terms of the Note and Trust Deed in the particulars set forth in the Notice of Default in this matter; and

WHEREAS, Paul M. Halliday, Jr., was duly appointed by the Beneficiary as Successor Trustee by a Substitution of Trustee recorded in the Office of the County Recorder of Salt Lake County, State of Utah, on April 29, 2003, as Entry Number 8632070, in Book 8787, at Page 8447; and

WHEREAS, Paul M. Halliday, Jr., as Successor Trustee under the Trust Deed, executed and recorded in the Office of the County Recorder of Salt Lake County, a Notice of Default containing an election to sell the trust property, which was recorded on April 29, 2003, as Entry Number 8632071, in Book 8787, at Page 8449; and

WHEREAS, Paul M. Halliday, Jr., as Successor Trustee, pursuant to the Notice of Default, and in accordance with the Trust Deed, did execute his Notice of Trustee's Sale stating that as Successor Trustee, he would sell at public auction to the highest bidder for cash, in lawful money of the United States of America, the property described, and fixing the time and place of sale as July 14, 2004, at 11:00 am of said day, at the Main Entrance, Scott M. Matheson Courthouse, 450 South State Street, Salt Lake City, Utah and did cause copies of the Notice of Sale to be posted for not less than 20 days before the date of the sale in a conspicuous place on the property to be sold and also at the office of the County Recorder of each County where the property or some part of it is located; and the Successor Trustee did cause a copy of the Notice of Sale to be published once a week for three consecutive weeks before the date of sale in Intermountain Commercial Record, a newspaper having a general circulation in the county in which the property to be sold is situated, the last publication being at least ten days but not more than 30 days before the date of sale; and

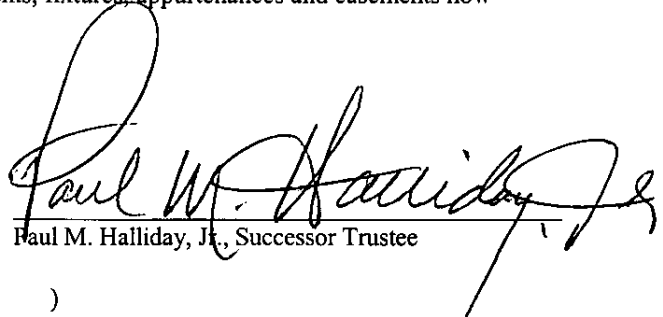
WHEREAS, the Successor Trustee did at the time and place of sale by public auction sell, to Grantee, being the highest bidder, the property described for the sum of \$161,843.00 paid in cash in lawful money of the United States of America.

NOW THEREFORE, the Successor Trustee, in consideration of the premises recited and of the sum above mentioned, bid and paid by Grantee, the receipt of which is acknowledged, and by virtue of the authority vested in him by the Trust Deed, does by these presents grant and convey to the Grantee above named, but without any covenant or warranty, express or implied, all of that certain real property situated in Salt Lake County, State of Utah, described as follows:

See Exhibit "A" attached.
Tax # 16-11-257-005

TOGETHER WITH any and all improvements, fixtures, appurtenances and easements now situated on or pertaining to the property.

DATED: July 14, 2004.


Paul M. Halliday, Jr., Successor Trustee

State of Utah

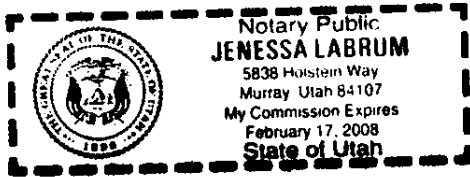
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:ss.

County of Salt Lake

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The foregoing instrument was acknowledged before me this July 14, 2004, by PAUL M. HALLIDAY, JR., the Successor Trustee.




Notary Public

UNIT NO. 180, CONTAINED WITHIN THE DONNER TOWERS CONDOMINIUM, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 3041010, IN BOOK 77-12 OF PLATS, AT PAGE 359 AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF THE DONNER TOWERS CONDOMINIUM, RECORDED IN SALT LAKE COUNTY, UTAH, AS ENTRY NO. 3041011, IN BOOK 4598, AT PAGE 1135. Together with: (A) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (B) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (C) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

#24324

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