

9154139

When recorded return to:  
GREY STONE CAPITAL, LLC  
555 East 3050 North  
Provo, UT 84604  
SKH file No. 03-0911  
Loan No. 152370

Mail tax notice to:  
GREY STONE CAPITAL, LLC  
555 East 3050 North  
Provo, UT 84604

9154139  
08/24/2004 03:36 PM \$12.00  
Book - 9029 Pg - 2389-2390  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
PREMIER TITLE INS AGENCY  
6796 S 1300 E  
SLC UT 84121  
BY: ZJM, DEPUTY - WI 2 P.

## TRUSTEE'S DEED UPON SALE

THIS INDENTURE made July 8, 2004, between Westland Title Insurance Agency, Inc., as Successor Trustee (hereinafter referred to as "Trustee") under the hereinafter described Deed Of Trust and GREY STONE CAPITAL, LLC (hereinafter referred to as "Grantee");

WHEREAS, JERALD V. SARAFOLEAN as "Tristor", by Deed of Trust (hereinafter "Trust Deed") dated May 5, 1999, to secure certain obligations in favor of FIRST FRANKLIN FINANCIAL CORPORATION, as Beneficiary, and in which CHICAGO TITLE INSURANCE COMPANY is named as Trustee, which Trust Deed was recorded May 11, 1999, as Entry No. 7351146, in Book 8276, at Page 4702, in the Official Records of Salt Lake County, State of Utah, did grant and convey the real property described therein to secure, among other obligations, payment of a Note and interest, according to the terms thereof, other sums and money advanced, and interest on the amounts; and

WHEREAS, the beneficial interest of the Deed of Trust was assigned to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, AS NOMINEE FOR ALASKA SEABOARD PARTNERS LIMITED PARTNERS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS by that certain Assignment of Trust Deed, recorded on August 22, 2002, as Entry No. 8329141, in Book 8636, at Page 3424, in the Official Records of Salt Lake County, Utah; and

WHEREAS, there was a breach and default under the terms of the Trust Deed as set forth in the referenced Notice of Default; and

WHEREAS, a Substitution of Trustee appointing WESTLAND TITLE INSURANCE AGENCY, INC. as Successor Trustee, dated December 18, 2003, was recorded on February 10, 2004 as Entry No. 8974791, in Book 8944, at Page 849 of the Official Records of Salt Lake County, State of Utah; and a copy thereof was sent in the manner and to the persons to whom a copy of the Notice of Default would be required to be mailed by Utah Code Ann. § 57-1-26 (1953 as amended); and

WHEREAS, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ITS SUCCESSORS AND ASSIGNS, AS NOMINEE FOR ALASKA SEABOARD PARTNERS LIMITED PARTNERS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, as the Beneficiary, made a declaration of default and demand for sale upon the Trustee, and the Trustee filed for record on December 5, 2003, in the office of the County Recorder of Salt Lake County, a Notice of Default to cause the Trustee to sell the real property to satisfy the obligations secured by the Deed Of Trust, which Notice of Default was duly recorded on December 5, 2003, as Entry No. 8917231, in Book 8920, at Page 7132, of the official records in Salt Lake County; and

WHEREAS, Trustee in consequence of the declaration of default, election, and demand for sale, and in compliance with the terms of the Trust Deed, by virtue of the authority in him vested, gave notice of the sale at auction to the highest bidder, the real property particularly described therein and herein, the property located in Salt Lake County, State of Utah, and fixing the time and place of the sale as July 7, 2004 at the hour of 2:00 p.m., at the front steps of the Scott M. Matheson Courthouse, 450 South State, Salt Lake City, Utah, and caused copies of the Notice to be posted for not less than twenty (20) days before the date of sale as provided for under

Utah Code Ann. § 57-1-25 (1953 as amended), and the Trustee caused a copy of the Notice to be published for three consecutive weeks in a newspaper having general circulation in the county in which the real property is situated, the last publication being at least ten days, but not more than thirty days, prior to the sale; and

WHEREAS, copies of the recorded Notice of Default, Substitution of Trustee, and Notice of Sale were mailed in accordance with Utah Code Ann. § 57-1-26 (1953 as amended), to all those who were entitled to special notice to be given; and

WHEREAS, Trustee did at the time and place of sale according to the Notice, then and there sell at public auction to Grantee, GREY STONE CAPITAL, LLC being the highest bidder, for the property described, which was applied toward the costs and expenses of exercising the power of sale and then the amounts secured by the Trust Deed.

NOW THEREFORE, Trustee, in consideration of the premises recited and of the sum bid and paid by Grantee, the receipt of which is hereby acknowledged, and by virtue of the authority vested in it by the Trust Deed, does GRANT AND CONVEY to Grantee, but without any covenant or warranty, express or implied, all of the property situated in Salt Lake County, State of Utah, described as follows:

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.  
21-36-408-004

and commonly known as 263 West Princeton Drive, Midvale, Ut 84047.

WESTLAND TITLE INSURANCE AGENCY, INC.  
by:

*Debra J. Hohosh*  
Debra J. Hohosh  
its: Vice President

STATE OF UTAH )  
:ss.  
COUNTY OF WEBER )

On the 8 day of July, 2004, personally appeared before me, DEBRA J. HOHOSH, who did say that she is a Vice President of Westland Title Insurance Agency, Inc., that the within and foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors, and that she duly acknowledged to me that the corporation executed the same.

*Paula Maughan*  
NOTARY PUBLIC

Residing At:  
My Commission Expires:

