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### Document Information Form

Mine Number: C/043/001

File Name: Incoming

To: DOGM

**From:**

Person N/A

Company N/A

Date Sent: 9-20-90

**Explanation:**

TRUSTEE'S DEED

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**cc:**

File in: C/043/001, 1990, Incoming

Refer to:

- Confidential
- Shelf
- Expandable

Date \_\_\_\_\_ For additional information

ENTRY NO. 153396 DATE 9-20-90 TIME 10:30 FEE 9.00  
 RECORDED FOR RALPH L. FINLAYSON BOOK 222 PAGE 86  
 RECORDER JOE DEAN HUBER BY TRACIE KLAHRE

After Recording Return To:

Ralph L. Finlayson  
 Assistant Attorney General  
 236 State Capitol  
 Salt Lake City, Utah 84114  
 Telephone: (801) 538-1017

TRUSTEE'S DEED

This deed is made by Ralph L. Finlayson, as successor Trustee under the hereinafter mentioned and described Trust Deed, in favor of the State of Utah, Department of Natural Resources, Division of Oil, Gas and Mining, as Grantee.

WHEREAS, on June 2, 1986, Johnell Limited Partnership, a Utah limited partnership, as Trustor, executed and delivered to David S. Christensen, as Trustee, for the benefit of State of Utah, Department of Natural Resources, Division of Oil, Gas and Mining, as Beneficiary, a certain Trust Deed to secure the performance by said Trustors of their obligations and said Trust Deed was recorded in the office of the Recorder of Wasatch County, State of Utah, on June 5, 1986, as Entry No. 138780 at Book 181, Page 154, and covered the property hereinafter described; and

WHEREAS, breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to; and

WHEREAS, Ralph L. Finlayson was duly appointed by the Beneficiary as successor Trustee by a Substitution of Trustee dated March 8, 1990, and recorded in the Office of the County Recorder of Wasatch County, State of Utah, on March 16, 1990, as Entry No. 151688; and

WHEREAS, Ralph L. Finlayson, successor Trustee under said Trust Deed, executed and thereafter filed for record in the Office of the County Recorder of Wasatch County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on March 16, 1990, as Entry No. 151689; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election an accordance with said Trust Deed, di Trustee's Sale stating that he, as authority of him vested, would sell highest bidder for cash, in lawful the property therein and hereafter and place of said sale as September said day, front steps of the Courth

File in:

- Confidential  
 Shelf  
 Expandable

Refer to Record No. 0006 Date 9-20-90

In CD3/001, 1990, Incoming

For additional information

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TRUSTEE'S DEED

This deed is made by Ralph L. Finlayson, as successor Trustee under the hereinafter mentioned and described Trust Deed, in favor of the State of Utah, Department of Natural Resources, Division of Oil, Gas and Mining, as Grantee.

WHEREAS, on June 2, 1986, Johnell Limited Partnership, a Utah limited partnership, as Trustor, executed and delivered to David S. Christensen, as Trustee, for the benefit of State of Utah, Department of Natural Resources, Division of Oil, Gas and Mining, as Beneficiary, a certain Trust Deed to secure the performance by said Trustors of their obligations and said Trust Deed was recorded in the office of the Recorder of Wasatch County, State of Utah, on June 5, 1986, as Entry No. 138780 at Book 181, Page 154, and covered the property hereinafter described; and

WHEREAS, breach and default was made under the terms of said Trust Deed in the particulars set forth in the Notice of Default hereinafter referred to; and

WHEREAS, Ralph L. Finlayson was duly appointed by the Beneficiary as successor Trustee by a Substitution of Trustee dated March 8, 1990, and recorded in the Office of the County Recorder of Wasatch County, State of Utah, on March 16, 1990, as Entry No. 151688; and

WHEREAS, Ralph L. Finlayson, successor Trustee under said Trust Deed, executed and thereafter filed for record in the Office of the County Recorder of Wasatch County, a written Notice of Default containing an election to sell the trust property, which Notice of Default was recorded on March 16, 1990, as Entry No. 151689; and

WHEREAS, the successor Trustee in consequence of said declaration of default, election and demand for sale, and in accordance with said Trust Deed, did execute his Notice of Trustee's Sale stating that he, as such Trustee, by virtue of the authority of him vested, would sell at public auction to the highest bidder for cash, in lawful money of the United States, the property therein and hereafter described, and fixing the time and place of said sale as September 11, 1990, at 12:00 noon of said day, front steps of the Courthouse at 25 North Main Street,

Heber City, Utah, and did cause copies of said notice to be posted for not less than 20 days before the date of sale therein fixed, in three public places in the county wherein said property is located, and also in a conspicuous place on the property to be sold; and said successor Trustee did cause a copy of said notice to be published once a week for three consecutive weeks before the date of sale therein fixed in the Wasatch Wave, a newspaper having a general circulation in the county in which the property to be sold is situated, the first date of such publication being August 15, 1990, and the last date being August 29, 1990, and

WHEREAS, all applicable statutory provisions of the State of Utah and all of the provisions of said Trust Deed have been complied with as to the acts to be performed and the notices to be given; and

WHEREAS, said successor Trustee did at the time and place of sale fixed as aforesaid then and there sell, at public auction, to Grantee above-named, being the highest bidder therefore, the property described for the sum of \$15,000.00, paid in cash, lawful money of the United States of America, by the satisfaction of the indebtedness to that extent then secured by said Trust Deed.

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

The North one-half of the Northeast one-quarter and the North one-half of the North one-half of the South one-half of the Northeast one-quarter of Section 24, Township 5 South, Range 4 East, Salt Lake Base and Meridian containing 52.89 acres, more or less.

EXCEPTING THE FOLLOWING:

(1) Excepting from Section 24, that portion of the following described tract which lies within Section 24: BEGINNING at the Northwest corner of Section 19, Township 5 South, Range 5 East, Salt Lake Meridian; thence East 5.32 chains to the lands of John G. Barrett; thence South 15°30' East 18 chains; thence South 61°30' East 12.12 chains; thence South 75° East 7.5 chains, more or less, to the Westerly line of a 4 rod road; thence West 31.59 chains; thence North

24.66 chains, more or less, to a point due West of the place of beginning; thence East 4.28 chains, more or less, to the place of beginning.

(2) The West half of the Northwest quarter of the Northeast quarter of Section 24, Township 5 South, Range 4 East, Salt Lake Base and Meridian, containing 20 acres, more or less. TOGETHER WITH all buildings, fixtures and improvements thereon and all water rights, rights-of-way, easements, rents, issues, profits, income, tenements, hereditaments, privilege and appurtenances thereunto now or hereafter used or enjoyed with said property, or any part thereof;

DATED this 9th day of September, 1990.

Ralph L. Finlayson  
Successor Trustee

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

On the 9th day of September, 1990, personally appeared before me Ralph L. Finlayson, who being by me duly sworn, did say that he is an attorney authorized to practice before the Supreme Court of the State of Utah and a member in good standing of the Utah State Bar, and said he duly acknowledged to me that he executed the foregoing instrument as successor Trustee.

Dana M. Phelps  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah

My Commission Expires:

