

CONFIRMATION DEED

(CRS §38-38-502)

Public Trustee's Foreclosure Sale No. 11-527

THIS DEED is made May 17, 2013 between Karen L. Sheaffer as the Public Trustee in and for the County of Eagle, State of Colorado, grantor and Global Asset Recovery, LLC, an Indiana Limited Liability Company, grantee, the holder of the certificate of purchase whose legal address is 13800 Zubrick Rd., Roanoke, IN 47683.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	Ronald A. Mosher and Russell T. Mosher
Original Beneficiary(ies)	Hanmi Bank
Current Holder of Evidence of Debt	Global Asset Recovery, LLC, an Indiana Limited Liability Company
Date of Deed of Trust	March 09, 2007
County of Recording	Eagle
Recording Date of Deed of Trust	March 22, 2007
Recording Information (Reception Number)	200707514

WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder; and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Eagle, State of Colorado, to wit:

SEE EXHIBIT A, ATTACHED HERETO

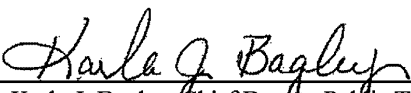
Also known by street and number as: 6700 Highway 6, Gypsum, CO 81637

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

To have and to hold the same, with all appurtenances, forever.

Executed on: May 17, 2013

Karen L. Sheaffer, Public Trustee in and for the County of Eagle, State of Colorado


By: Karla J. Bagley, Chief Deputy Public Trustee

When Recorded Return to: Eagle County Public Trustee

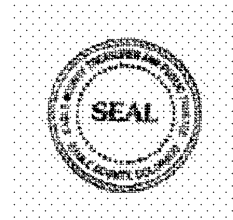


Exhibit A

Parcel 1:

A parcel of land being a part of Tract 37A, Section 2, Township 5 South, Range 86 West of the 6th Principal Meridian lying Southerly of the right-of-way of Interstate 70, more particularly described as follows:
Beginning at a point on the Southerly line of said Tract 37A whence angle point 3 bears North 89°55'50" West 3405.45 feet;
Thence North 53°48'13" West 624.24 feet;
Thence North 73°15'03" West, 258.38 feet;
Thence North 02°04'24" West, 166.67 feet to said Southerly right-of-way line of Interstate 70;
Thence North 88°51'00" East, 1072.97 feet along said right-of-way;
Thence North 80°01'00" East, 202.40 feet along said right-of-way;
Thence North 88°39'21" East, 300.00 feet along said right-of-way;
Thence South 81°23'30" East, 510.20 feet along said right-of-way;
Thence along said right-of-way along a non-tangent curve to the left having a radius of 3174.80 feet, a central angle of 11°04'40", an arc length of 613.83, and a long chord of 612.88 feet bearing North 80°18'29" East to the easterly line of said Tract 37A;
Thence South 04°24'56" East, 705.11 feet along said Easterly line to Angle Point 4 of said Tract 37A;
Thence South 89°55'00" West 1977.67 feet along the Southerly line of said Tract 37A to the Point of Beginning,
County of Eagle,
State of Colorado.

Parcel 2

A parcel of land being a part of Tract 37A, Section 2 and 3, Township 5 South, Range 86 West of the 6th Principal Meridian lying southerly of the right-of-way of interstate 70, more particularly described as follows:
Beginning at Angle point 3 of said Tract 37A;
Thence N.00°25'12"E feet along the westerly line of said Tract 37A to said southerly right-of-way of interstate 70;
Thence N.70°01'00"E. 540.12 feet along said right-of-way;
Thence N.70°30'30"E. 195.40 feet along said right-of-way;
Thence along said right-of-way along a curve to the right having a radius of 3645.00 feet; a central angle of 15°56'02", an arc length of 1013.66, and a long chord of 1010.40 feet bearing N.79°29'00"E;
Thence N.88°27'00"E. 202.60 feet along said right-of-way;
Thence N.89°02'35"E. 31.52 feet along said right-of-way;
Thence S.81°21'30"E. 203.00 feet along said right-of-way;
Thence N.88°51'00"E. 527.03 feet along said right-of-way;
Thence S.02°04'24"E. 166.67 feet;
Thence S.73°15'03"E. 258.38 feet;
Thence S.53°48'13"E. 624.24 feet to the southerly line of said Tract 37A;
Thence N.89°55'00"W. 1167.57 feet along said southerly line to the railroad right-of-way line;
Thence along said railroad right-of-way line along a non-tangent curve to the left having a radius of 996.75 feet, a central angle of 35°17'20", an arc length of 613.90 feet and a long chord of 604.25 feet bearing N.89°55'00"W. to the said southerly line of Tract 37A;
Thence N.89°55'00"W. 1633.63 feet along said southerly line of Tract 37A to the point of beginning, containing 35.057 acres, more or less.
County of Eagle,
State of Colorado.

The Real Property or its address is commonly known as 6700 Highway 6, Gypsum, CO 81637.