

12/22
WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133

6
ENT 54238:2000 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Jul 12 11:01 am FEE 12.00 BY SB
RECORDED FOR CALLISTER NEBEKER & McCULLOUGH

SPECIAL WARRANTY DEED

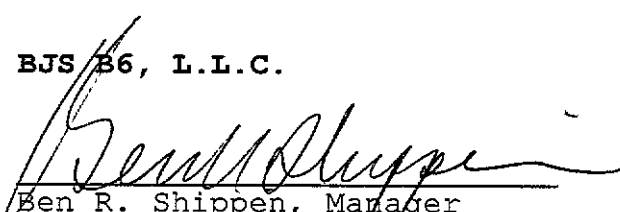
BJS B6, L.L.C., grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to **BJS VI, LLC, a Utah limited liability company**, grantee, of 984 Sunburst Lane, Alpine, Utah County, State of Utah 84003, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Utah County, State of Utah**:

COMMENCING SOUTH 2.69 FEET AND WEST 1320 FEET FROM THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'59" WEST 147.45 FEET; THENCE NORTH 7°54'58" EAST 30.02 FEET; THENCE NORTH 9°45'14" WEST 55.71 FEET; THENCE NORTH 37°57'5" EAST 21.15 FEET; THENCE NORTH 19°42'55" WEST 30.9 FEET; THENCE ALONG A CURVE TO THE RIGHT WHICH SAID CHORD BEARS SOUTH 76°5'25" EAST 154.51 FEET IN WHICH SAID RADIUS IS 467 FEET AND AN ARC LENGTH OF 155.22 FEET; THENCE SOUTH 0°7'1" EAST 92.96 FEET TO THE POINT OF BEGINNING.

PARCEL #11-045-0158

WITNESS, the hand of said grantor this 5 day of July, 2000.

BJS B6, L.L.C.


Ben R. Shippen, Manager

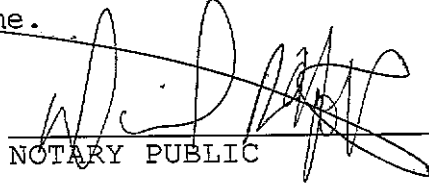
STATE OF UTAH

)
: ss.
)

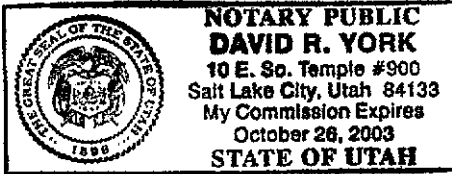
ENT 54238:2000 PG 2 of 2

COUNTY OF

On the 1 day of March, 2000, personally appeared before me, **BEN R. SHIPPEN, MANAGER OF BJS B6, L.L.C.**, the signer of the within instrument, who duly acknowledged to me that he executed the same.



NOTARY PUBLIC



4
2

4

ENT 116015 BK 5260 PG 199
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Nov 01 1:25 pm FEE 14.00 BY SS
RECORDED FOR CALLISTER NEBEKER & MC CULL

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133

SPECIAL WARRANTY DEED

BEN R. SHIPPEN AND JOAN B. SHIPPEN, TRUSTEES OF THE BEN R. SHIPPEN TRUST and JOAN B. SHIPPEN AND BEN R. SHIPPEN, TRUSTEES OF THE JOAN B. SHIPPEN TRUST, grantors, of Utah County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them, to BJS VI, LLC, grantee, of 984 Sunburst Lane, Alpine, Utah County, State of Utah 84003, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

COM NE COR NW 1/4 OF NE 1/4 SEC 19, T4S, R2E, SLM; S 89 DEG 51'11" W 122 FT M OR L ALONG SEC LINE TO CEN LINE OF E FIELD IRRIGATION DITCH; S 13 DEG 20' W 393.13 FT ALONG CEN LINE OF SD DITCH; E 211 FT M OR L TO E LINE OF NW 1/4 OF NE 1/4 OF SD SECTION 19; N 14'40" E ALONG SD LINE 382.84 FT TO BEG. AREA 1.45 ACRES.

WITNESS, the hands of said grantors this 29 day of July, 1999.

THE BEN R. SHIPPEN TRUST

[Signature]
Ben R. Shippen, Trustee

[Signature]
Joan B. Shippen, Trustee

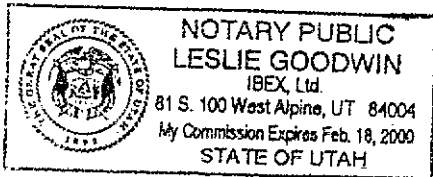
THE JOAN B. SHIPPEN TRUST

[Signature]
Joan B. Shippen, Trustee

Ben R. Shippen
Ben R. Shippen, Trustee

STATE OF UTAH)
) : ss.
COUNTY OF)

On the 29 day of July, 1999, personally appeared before me, BEN R. SHIPPEN AND JOAN B. SHIPPEN, TRUSTEES OF THE BEN R. SHIPPEN TRUST AND THE JOAN B. SHIPPEN TRUST, the signers of the within instrument, who duly acknowledged to me that they executed the same.



255619.1
Stream property

Leslie A Goodwin
NOTARY PUBLIC
Residing At: Alpine, Utah
My Commission Expires: 2-18-2000