

WHEN RECORDED MAIL TO:
 Grantee
 C/O Gary McDougal
 11576 South State, Suite 102B
 Draper, Utah 84020
 MTC File No. 106902

WARRANTY DEED

RAATS, LLC, a Utah limited liability company, as to an undivided 25%; LKH Properties, LLC, a Utah limited liability company, as to an undivided 25% interest; Startnfive, LLC, a Utah limited liability company, as to an undivided 25% interest; and BJJ Enterprises, LLC, a Utah limited liability company, as to an undivided 25% interest, GRANTORS of Salt Lake County Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

S.A. McDougal, LLC, a Utah limited liability company, as to an undivided 26.00% interest, Liberty Ventures, LC, a Utah limited liability company, as to an undivided 60.00% interest and Ken S. Olson, as to an undivided 14.00% interest,

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:

The East Half of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Meridian, in Salt Lake County, Utah; ALSO beginning East 1297.5 feet from the Northwest Corner of Government Lot 2, said Section 22: and running thence East to the Jordan River; thence Southerly along said river to the South line of said Lot 2; thence West to the Southwest Corner of said Lot 2; thence North 1320 feet to the North line of said Lot 2; thence East 815 feet; thence South 17°30' West 545 feet; thence South 72°30' East 155 feet to a point on a canal; Northeasterly along said canal 860 feet more or less to beginning.

EXCEPTING THEREFROM that portion of the subject property which lies within the legal bounds of Camp Williams Road;

EXCEPTING THEREFROM that portion of the subject property which lies within the Utah Lake Irrigation Company canal right of way, which property is more particularly described as follows:

Beginning at a point on the centerline of the canal, which point is 379.1 feet East of the Southwest Corner of the North Half of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence a strip of land 2 rods to the right and 1-1/2 rods to the left of the centerline of the canal North 49°13'00" West 572.7 feet; thence on a 29°06' curve to the right 93.1 feet; thence a strip of land 3 rods to the right and 3 rods to the left of the centerline of the canal on a 29°06' curve to the right 93.1 feet; thence North 05°02'00" East

40.00 feet; thence a strip of land 2 rods to the right and 1-1/2 rods to the left of the centerline of canal, North 12°10'00" East 304.0 feet; thence on an 08°21' curve to the left, 198.3 feet; thence North 04°26'00" West 204.7 feet; thence North 05°02'00" East 425 feet to a point 51.1 feet West of the North Quarter Corner of said Section 22.

LESS AND EXCEPTING that portion of the subject property which lies within the railroad right-of-way scaled from the Denver & Rio Grande Railroad Right of Way & Track Map Station 2009+44.4 to 2220+44.5 dated June 30, 1919

EXCEPTING from the above-described parcels the tract sold to Utah and Salt Lake Canal Company which is more particularly described as follows:
Beginning at a point which is 835 feet East and 680 feet South from the North Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 119 feet; thence South 300 feet; thence North 68°00'00" West 80 feet; thence North 65°30'00" West 150 feet; thence North 20°00'00" West 85 feet; thence North 40 feet, more or less, to the point of beginning.

ALSO EXCEPTING the following described tract:
Beginning North along the Section line 45 feet from the center of said Section 22; and running thence South 70°24' West 315 feet more or less to the East right of way line of Redwood Road; thence North 19°36' West along said East right of way line 60 feet; thence North 70°24' East 336.67 feet to the Center Section line; thence South 63.69 feet to the point of beginning.

ALSO EXCEPTING the following described tract:
A parcel of land located primarily in the Northeast Quarter of the Southwest Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and being more particularly described as follows:
Beginning at the Center of said Section 22, said point being South 89°57'52" East 2670.22 feet from the West Quarter Corner monument and South 00°18'34" East from the North Quarter Corner monument (basis of bearing is North 89°59'08" East 2647.02' feet from the Northwest Section Corner monument to the North Quarter Corner monument), and running thence South 00°18'34" East 777.88 feet along the Center of Section line to the Easterly right-of-way line of Redwood Road; thence along said Easterly right-of-way line the next three courses and distances: North 19°42'40" West 6.69 feet, more or less, to a found UDOT right-of-way monument; thence North 22°32'43" West 505.60 feet; thence North 19°42'40" West 263.45 feet; thence leaving Redwood Road, North 70°05'26" East 298.35 feet to said Center of Section line; thence South 00°18'34" East 45.00 feet to the point of beginning.

ALSO EXCEPTING the following described tract:

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and being more particularly described as follows:

Beginning at a point South 00°18'34" East 2304.18 feet along the Center of Section line from the North Quarter Corner monument of said Section 22, (basis of bearing is North 89°59'08" East 2647.02' feet from the Northwest Section Corner monument to the North Quarter Corner monument), and running thence South 00°18'34" East 214.63 feet; thence South 70°05'26" West 319.51 feet, more or less, to the Easterly Right-of-way line of Redwood Road; thence along said Easterly right-of-way line North 19°42'40" West 341.19 feet; thence leaving Redwood Road North 89°41'26" East 414.34 feet to the point of beginning

ALSO EXCEPTING the following described tract:

A parcel of land located in the East half of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and being more particularly described as follows:

Beginning at a point at the intersection of the Westerly right-of-way line of Redwood Road and the West 1/16th line of said Section 22, said point being North 89°59'08" East 1264.93 feet along the North Section line to said Westerly right-of-way line and South 19°42'40" East 174.15 feet along said Westerly right-of-way line from the Northwest Section Corner monument of said Section 22, and running thence along said Westerly right-of-way line of Redwood Road the next three courses and distances: South 19°42'40" East 589.26 feet; thence South 14°00'02" East 301.5 feet; thence South 19°42'40" East 3108.47 feet; thence leaving said Westerly right-of-way line South 89°58'53" West 1304.37 feet to said West 1/16th line; thence North 00°34'36" West 1311.35 feet to the East/West Center of Section line; thence North 00°03'23" West 2462.31 feet, more or less, along said West 1/16th line to the point of beginning.

Tax Parcel No. 33-22-100-006.

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 23 day of December, 2005.

RAAATS, LLC, a Utah limited liability company

By: 
Its:

LKH Properties, LLC, a Utah limited liability company

By: [Signature]
Its: Manager

Startnfive, LLC, a Utah limited liability company

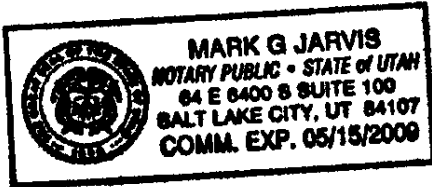
* By: _____
Its: _____

BJJ Enterprises, LLC, a Utah limited liability company

By: [Signature]
Its: Manager

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

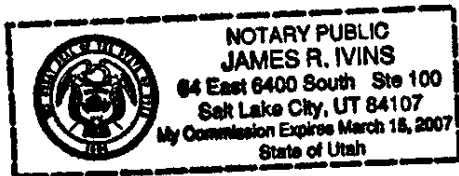
The foregoing instrument was acknowledged before me this 20 day of December, 2005 by Tracy H. Bigelow the Manager of RAAATS, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



[Signature]
Notary Public

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

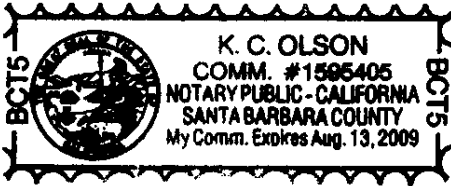
The foregoing instrument was acknowledged before me this 20th day of December, 2005 by Kurt N. Helbrusk the Manager of LKH Properties, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



[Signature]
Notary Public

STATE OF ~~UTAH~~ ^{California})
 ^{Santa Barbara})
COUNTY OF ~~SALT LAKE~~)
 #.

The foregoing instrument was acknowledged before me this 23rd day of December, 2005 by Susan M. Holbrook the Manager of Startnfive, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



K.C. Olson
Notary Public

~~STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)~~

~~The foregoing instrument was acknowledged before me this _____ day of December, 2005 by _____ the Manager of BJJ Enterprises, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.~~

~~_____
Notary Public~~

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of December, 2005 by _____ the Manager of Startnfive, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.

Notary Public

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2^d day of December, 2005 by Paul Hollbrook the Manager of BJJ Enterprises, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

