

Recorded at Request of Pen & Ink, LTD. A Utah Limited Partnership.

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to _____ Address 535 E 4500 S #1100
SLC, UT 84107-2165

WARRANTY DEED

DAL HOLDINGS, L.L.C. _____ grantor
of American Fork _____, County of Utah _____, State of Utah, hereby
CONVEY and WARRANT to
PEN & INK, LTD., A UTAH LIMITED PARTNERSHIP

ENT 889 BK 4484 PG 617
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Jan 05 4:57 pm FEE 12.00 BY JW
RECORDED FOR BACKMAN-STEWART TITLE SERVI

_____ grantee
of American Fork, County of Utah, State of Utah _____ for the sum of
Ten and no/100 _____ DOLLARS,
and other good and valuable consideration
the following described tract of land in _____ Utah _____ County,
State of Utah:

(See Exhibit "A" attached hereto and by this reference made a part hereof.)

WITNESS, the hand of said grantor, this _____ 30th _____ day of
December _____, A. D. 19 97

Signed in the Presence of _____

DAL HOLDINGS, L.L.C.

BY: _____

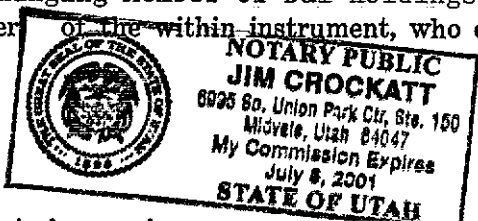
STATE OF UTAH,

County of Salt Lake } ss.

On the 30th day of December _____, A. D. 19 97

personally appeared before me David Lynton
the Mananging Member of Dal Holdings, L.L.C.

the signer _____ of the within instrument, who duly acknowledged to me that he executed the
same.



Notary Public.

My commission expires _____ Residing in _____

Order Number: 97074388

A part of the Southeast quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, U.S. Survey, in Pleasant Grove City, Utah County, Utah:

Beginning at a point 112.20 feet South 0 deg. 10'09" East along the section line from the East quarter corner of said Section 30, and running thence West 181.50 feet; thence North 6.60 feet; thence West 355.07 feet; thence North 20.35 feet; thence South 89 deg. 28' West 357.64 feet; thence North 5.82 feet; thence South 89 deg. 28' West 861.37 feet to a point on the projection of an existing fence along the West line of 1300 West Street; thence along said fence line the following two courses: South 9 deg. 34'38" East 173.47 feet; and South 0 deg. 20'35" West 1174.61 feet; thence East 25.23 feet; thence North 7.33 feet; thence North 89 deg. 32'26" East 1113.85 feet; thence South 0 deg. 10'11" East 6.47 feet; thence East 8.16 feet to a point on the West line of the Blackhurst Property; thence along said Blackhurst Property the following two courses: North 265.45 feet to the Northwest corner thereof and South 89 deg. 59'24" East 345.65 feet to the Westerly line of The Pleasant Grove City Property; thence North 13 deg. 34'25" East 51.94 feet along said City Property to an existing fence; thence North 89 deg. 18'05" East 231.58 feet along said existing fence to the section line; thence North 0 deg. 10'09" West 995.72 feet along said Section line to the point of beginning.