

12/2

Metro National Title No:
MAIL TAX NOTICE TO:
Payson Fruit Growers
1201 West 800 South
Payson, Utah 84651

ENT 52812;2004 PG 1 of 2 111
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 May 07 2:29 pm FEE 12.00 BY SN
RECORDED FOR METRO NATIONAL TITLE

SPECIAL WARRANTY DEED
(Corporate Form)

PAYSON FRUIT GROWERS, INC., a Utah corporation

,Grantor

With its principal office in Payson , Utah, hereby CONVEYS and WARRANTS by and through it only to:

PAYSON FRUIT GROWERS, INC., a Utah corporation

,Grantee

Of Payson, Utah, for the sum of TEN AND 00/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Said document is being recorded to create the attached boundary line adjustment

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent; and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 7th, day of May, 2004.

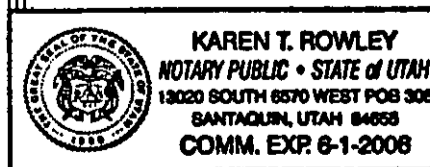
PAYSON FRUIT GROWERS, INC., a Utah Corporation

By: *Claude A. Rowley*
Claude A. Rowley, Attorney-in-Fact

STATE OF UTAH)
)SS.
COUNTY OF Utah)

On the 7th day of May 2004, personally appeared before me, Claude A. Rowley, Attorney-in-Fact whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the Attorney-in-Fact of Payson Fruit Growers, Inc., a Utah corporation, and that foregoing instrument was signed by him in behalf of said corporation by authority of a resolution of its board of directors, and Claude A. Rowley, Attorney-in-Fact acknowledged to me that said non-profit corporation executed same.

Karen T. Rowley
NOTARY PUBLIC
My commission expires:
Residing in:



Adjusted Legal Description

All that land in the City of Payson, County of Utah, State of Utah, being part of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian, U.S. Survey; more particularly described as follows:

Beginning at a rebar and cap stamped with number 150228, being an original monument at the Northeast corner of Lot 13 Plat "A" Payson Meadows Subdivision recorded as Entry # 77590 Map # 7268 Page 85, said point being North 89°54'12" East 1453.88 feet; Thence North 00°11'30" West 731.48 feet; along the East line of said Payson Meadows Subdivision from the South Quarter Corner of said Section 18, said point also being North 04°47'17" West 11.74 feet, and North 89°54'12" East 1453.88 feet, and North 00°11'30" West 731.48 feet from the found reference corner of the South Quarter Corner of said Section 18;

Thence North 00°11'36" West 0.38 feet; to the fence line called out in the Boundary Line Agreement recorded as Entry # 11238 Book 1197 Page 391;

Thence North 89°59'03" East 60.63 feet along said fence line to the intersection of the fence line called out in the Boundary Line Agreement Entry # 30214 Book 2633 Page 775;

Thence North 00°45'56" West 603.79 feet along said fence line;

Thence East 210.26 feet;

Thence along the arc of a non-tangent 20.00 foot radius curve to the right a distance of 31.42 feet (Central Angle equals 90°00'00" and Long Chord bears S 45°00'00" E 28.28 feet) to a point of tangency;

Thence South 193.24 feet;

Thence West 186.36 feet to a point along the Easterly right-of-way line of Turf Farm Road

Thence Southerly along said right-of-way the following course:

South 00°42'44" East 389.00 feet;

Thence South 89°39'20" East 319.22 feet to the point of beginning

Contains: 189,033 sf or 4.34 acres

Basis of Bearing = The South line of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian; (North 89°54'12" East)

Also subject to a 10 foot public utility easement around the perimeter of the property.