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

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 boundry 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 7 m, day of May, 2004.

PAYSON FRUIT GROWERS, INC., a Utah

corporation

Claude A. Rowley, Attorney-in-Face

STATE OF UTAH

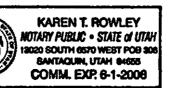
)SS.

COUNTY OF Utah

day of May 2004, personally appeared before me, Claude A. On the 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.

My commission expires:

Residing in:



Parcel 30:063:0057

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 Point along the Easterly Right-of-way Line of Turf Farm Road. Said Point is North 04°47'17" West 11.74 feet, and North 89°54'12" East 1141.34 feet, and North 00°42'44" West 1122.99 feet from the found reference corner of the South Quarter corner of Section 18; Township 9 South, Range 2 East, Salt Lake Basin and Meridian;

Thence

East 186.36 feet;

Thence

North 193.24 feet to a point of curvature;

Thence along the arc of a 20.00 foot radius curve to the left a distance of 31.42 feet (Central Angle equals 90°00'00" and Long Chord bears N 45°00'00" W 28.28 feet) to a point of tangency;

Thence West 111.45 feet to a point along the Easterly right-of-way line of Turf Farm Road.

Thence Southerly along said right-of-way the following three courses:

South 36°23'28" West 41.05 feet to a point of curvature, Along the arc of a 162.00 foot radius curve to the left a distance of 104.96 feet (Central Angle equals 37°07'19" and Long Chord bears South 17°49'48" West 103.13 feet) to a point of tangency, and South 00°42'44" East 82.03 feet to the point of beginning

Contains: 37,416 sf or 0.86 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.