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Ref. DAVIS COUNTY RECORDER SECURITY 82 11.6.50

STC# 80047

Warranty Deed (Corporate Form)

18-21-47-110

J. FRANK MORGAN & SONS, INC., a Utah Corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at , of County of , State of Utah, grantor, hereby conveys and warrants to

MORGAN BROTHERS PARTNERSHIP LIMITED, a Utah Limited Partnership

1796 E. Oakhills Dr. Grantee of Layton 84041 County of Davis , State of Utah, for the sum of TEN DOLLARS and other considerations, the following described tract of land in Davis County, State of Utah:

Beginning at a point South 89°19' East 833.76 feet along the Section line and North 2°29'33" West 254.66 feet from the South Quarter corner of Section 21, Township 4 North, Range 1 West, Salt Lake Meridian, in the City of Layton, and running thence North 2°29'33" West 210.20 feet; thence North 84°26' East 208.29 feet; thence South 4°45' East 201.13 feet; thence South 85°04' West 108.59 feet to the center line of the described right of way; thence Southerly along the arc of a 478.36 foot radius curve to the right along said center line 10.04 feet; thence South 84°26' West 107.14 feet to the point of beginning. TOGETHER WITH AND SUBJECT TO a right of way 25.0 feet wide, 12.5 feet on each side of the following described center line: Beginning on the North line of a street at a point South 89°19' East 833.76 feet along the Section line and North 2°29'33" West 33.05 feet to the North line of said street and South 89°19' East 108.44 feet along the North line of said street from the South Quarter corner of said Section 21, (CONTINUED ON REVERSE SIDE)

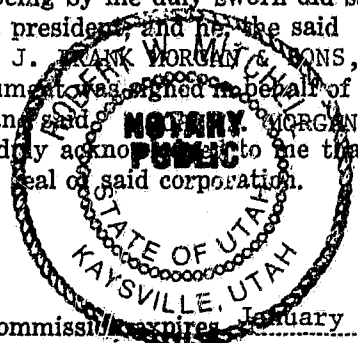
The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 14th day of June A. D., 19 85 ,

Attest: J. FRANK MORGAN & SONS, INC. By [Signature] JOHN S. MORGAN President.

STATE OF UTAH, County of Davis ss.

On the 14th day of June , A. D. 1985 personally appeared before me JOHN S. MORGAN and who being by me duly sworn did say, each for himself, that he, the said JOHN S. MORGAN is the president and the said is the secretary of J. FRANK MORGAN & SONS, INC., Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



[Signature] Notary Public.

My Commission expires January 7, 1988 My residence is Kaysville, Utah

Handwritten notes: 0061 0360 and 10091-0061

and running thence North $3^{\circ}48'$ West 168.92 feet to the point of tangency with a 464.11 foot radius curve to the right; thence Northerly 49.95 feet along the arc of said curve to the point of tangency with a 478.36 foot radius curve to the left; thence Northerly 49.96 feet along the arc of said curve; thence North $3^{\circ}37'$ West 583.54 feet.