

Recorded at the Request of _____
at _____ .M. Fee Paid _____
by _____ Dep. Book _____ Page _____ Ref. _____
Mail Tax Notice To GRANTEE Address 50 EAST N TEMPLE ST 12 FLOOR
SALT LAKE CITY, UTAH 84150

QUIT CLAIM DEED
(CORPORATE FORM)

ENT 2243 BK 3860 PG 360
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 JAN 9 2:11 PM FEE 10.00 BY ME
RECORDED FOR GUARDIAN TITLE INSURANCE AG

PIONEER DEVELOPMENT CORPORATION a corporation
organized and existing under the laws of the State of Utah, with its principal
office at _____, County of _____, State of Utah,
grantor, hereby QUIT CLAIMS to
SCOTT COOPER MCLACHLAN AND JULIE A. MCLACHLAN, husband and wife, as joint
tenants _____ grantee
for the sum of _____

of LEHI, UTAH, UTAH
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS
the following described tract of land in UTAH _____ County,
State of Utah:

Commencing at a point located North 00°19'59" East along the Section line 3.77
feet and East 2264.33 feet from the West quarter corner of Section 26, Township 5
south, Range 1 West, Salt Lake Base and Meridian; thence North 06°02'58" west
along the centerline of an existing irrigation ditch 198.73 feet; thence North
05°01'33" East along the centerline of an existing irrigation ditch 112.79 feet;
thence North 09°49'15" East along the centerline of an existing irrigation ditch
269.07 feet; thence North 07°37'19" East along the centerline of an existing
irrigation ditch 53.74 feet; thence South 89°30'20" East 327.60 feet; thence south
00°29'40" West along a fence line 625.33 feet; thence South 89°57'44" West 364.15
feet to the point of beginning.

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 hand 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 5TH day of DECEMBER,
A. D. 1995.

PIONEER DEVELOPMENT CORPORATION _____
Company

Attest:
Verl Hebertson
VERL HEBERTSON
VICE PRESIDENT

BY: Jim Yates
JIM YATES
PRESIDENT

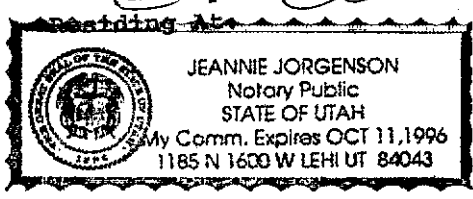
STATE OF UTAH
County of UTAH

On the 5TH day of DECEMBER, A. D. 1995, personally appeared before me
JIM YATES and VERL HEBERTSON who being by me
duly sworn did say, for himself, that he, the said JIM YATES
is the PRESIDENT and he, the said VERL HEBERTSON is the
VICE PRESIDENT of PIONEER DEVELOPMENT CORPORATION

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 said
JIM YATES and VERL HEBERTSON each duly
acknowledged to me that said corporation executed the same.

Jeanie Jorgenson
Notary Public

Commission Expires:
10-11-96



133968
GT #52752