

Celco, Inc.
160 South 200 East
Hyde Park, Utah 84318

BANKRUPTCY TRUSTEE'S DEED

THIS DEED made this 22ND day of May, 1990, by GRANT THORNTON, Chapter 7 Trustee ("Seller"), to CELCO, INC. ("Buyer").

WHEREAS, Grant Thornton, pursuant to an Order of the United States Bankruptcy Court entered on February 23, 1988, is the duly appointed, qualified and acting Trustee (hereinafter the "Trustee") of the bankruptcy estate of Elwood Leslie Nielsen and Lynn Nielsen, Bankruptcy No. 86A-00700; and

WHEREAS, notice of the Trustee's intent to sell the real property described herein was given to all creditors and parties in interest; and

WHEREAS, the United States Bankruptcy Court for the District of Utah, Central Division, the Honorable John H. Allen, United States Bankruptcy Judge, presiding, entered its Order on April 20, 1990, authorizing and empowering the Trustee to sell and convey all of the estate's right, title and interest in the real property described herein to Buyer. A certified copy of the Order Approving Sale of Real Property is attached hereto as Exhibit "I" and incorporated herein by reference.

NOW, THEREFORE, pursuant to the powers and provisions of the United States Bankruptcy Code and the above-described Order of the United States Bankruptcy Court, and for good and valuable consideration to it in hand paid by Buyer, the receipt of which is hereby acknowledged, the Trustee does hereby

GRANT, CONVEY AND SELL to Buyer all right, title and interest of the Debtors and all right, title and interest of the Trustee in and to the real property and improvements situated in Cache County, State of Utah, being more particularly described in Exhibit "I" attached hereto and incorporated herein by this reference.

EST 533120 IN 472 Pp 35
DATE 25-MAY-1990 9:23am FEE 69.00
MICHAEL L. GLEED, RECORDER
OF CACHE COUNTY, UTAH AS REQUESTED BY ME
FOR NICHOLS LAND TITLE COMPANY

P2 Vesting

Pursuant to the provisions of 11 U.S.C. § 363 and the Order of the United States Bankruptcy Court, conveyance of the above-described real property is made free and clear of all liens, interests and encumbrances, save and except the following:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to the Memorandum Agreement dated May 10, 1978, by and between Greg M. Larsen and Carol W. Larsen and Hoggan Enterprises recorded June 20, 1979, as Entry No. 424058 in Book 251 at Page 967, records of Cache County, Utah.

(3) Subject to an Easement dated August 29, 1975, granted by Kent A. Hoggan, Diane H. Hoggan, Patrick R. Hoggan, Sandra C. Hoggan, J. Reid Hoggan, Devone A. Hoggan, and Sandarosa Enterprises to Providence City Corporation recorded October 21, 1975, as Entry No. 388733 in Book 183 at Page 750, records of Cache County, Utah.

(4) Subject to the Agreement dated February 3, 1975, by and between Spring Creek Water Company and Kent A. Hoggan and Diane Hoggan recorded February 6, 1975, as Entry No. 382921 in Book 173 at Page 364, records of Cache County, Utah.

(5) Subject to the Quit-Claim Deed executed by Patrick R. Hoggan, Trustee of Kents Irrevocable Trust, to Spring Creek Water Company recorded July

21, 1989, as Entry No. 524889 in Book 454 at Page 384, records of Cache County, Utah.

(6) Subject to the terms and conditions of that certain Application for Assessment and Taxation of Agricultural Land recorded by Anna H. Bankhead on December 30, 1986, as Entry No. 497385 in Book 393 at Page 860, records of Cache County, Utah.

(7) Any walls, fences, encroachments, easements, errors in measurements, or other variations in area or content.

(8) All existing roads, streets, alleys, ditches, reservoirs, utilities, canals, pipelines, power, telephone, gas or water lines, and rights-of-way, together with any easements associated therewith.

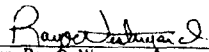
(9) All easements, covenants and restrictions-of-record, including all zoning restrictions.

(10) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, or claims to water.

This conveyance is made without covenants or warranties of any kind, express or implied, including covenants or warranties regarding title, possession, encumbrances or condition with respect to the above-described real property or improvements.

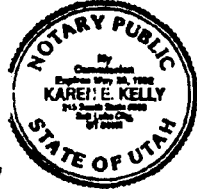
IN WITNESS WHEREOF, Grant Thornton, by and through Ray O. Westergard, a partner of Grant Thornton, has hereunto set his hand and seal on the day and year set forth herein.

GRANT THORNTON, Trustee of the Estate of
Elwood Leslie Nielsen and Lynn Nielsen


By: Ray O. Westergard
Its: Partner

STATE OF UTAH)
) ss.
County of Salt Lake)

On this 22nd day of May, 1990, personally appeared before me Ray O. Westergard, a partner of Grant Thornton, Chapter 7 Trustee of the bankruptcy estate of Elwood Leslie Nielsen and Lynn Nielsen, the signer of the within instrument, who duly acknowledged to me that he executed the same.




Notary Public

1657

RECEIVED

APR 20 1990

OFFICE OF JUDGE
JOHN H. ALLEN

Anna W. Drake
Kevin R. Anderson
ALLEN NELSON HARDY & EVANS
Attorneys for Trustee
215 South State, Suite 900
Salt Lake City, Utah 84111
Telephone: (801) 531-8400

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF UTAH
Central Division

In re) Bankruptcy No. 86A-00700
ELWOOD LESLIE NIELSEN and) Chapter 7
LYNN NIELSEN,) ORDER APPROVING
Debtors.) SALE OF REAL PROPERTY
(Cache-Mead Property)

The Trustee's Motion for authority to sell property of the estate came on for a hearing before this Court on April 11, 1990. The Trustee was represented by Kevin R. Anderson of Allen Nelson Hardy & Evans, and other appearances were noted on the record.

Based upon the pleadings and supporting exhibits filed with the Court and the representations of counsel, the Court finds that the Trustee has complied with the requirements of Bankruptcy Rules 2002 and 6004 in that adequate notice was properly given to all creditors and other parties in interest.

The Court finds that the Trustee has acted in the best interest of the estate and has properly exercised its business judgment in proposing to sell the subject property at an auction sale.

Based upon the above-described findings of fact and conclusions of law, and for other good cause appearing, it is hereby

ORDERED that the Trustee may sell the approximately 328 acres of real property located near Providence City, Cache County, State of Utah, being more particularly described in Exhibit "A" attached hereto (hereinafter the "Property"); and, it is further

ORDERED that the auction sale of the Property shall be conducted in accordance with the following terms and conditions:

1. Pursuant to the provisions of 11 U.S.C. § 363, the Property shall be sold free and clear of all liens and encumbrances, with such liens and encumbrances to attach to the resultant sale proceeds.

2. Valid liens against the sale proceeds will be satisfied in their order of priority to the extent proceeds are available. Each creditor claiming such an interest in the proceeds shall provide the Trustee with adequate information and documentation to substantiate the validity and amount of each such lien.

3. The Property will be sold subject to the following exceptions of record:

(a) Parcel No.: 02-114-0006

Size: 17.4 acres

Parcel sold subject to the following Special Exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612, in Book 54, at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to the Agreement dated February 3, 1975, by and between Spring Creek Water Company and Kent A. Hoggan and Diane Hoggan, recorded February 6, 1975, as Entry No. 382921 in Book 173 at Page 364, records of Cache County, Utah.

(b) Parcel No.: 02-114-0014

Size: 7.96 acres

Parcel sold subject to the following Special Exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448, at Page 564 records of Cache County, Utah.

(2) Subject to the Memorandum Agreement dated May 10, 1978, by and between Greg M. Larsen and Carol W. Larsen and Hoggan Enterprises, recorded June 20, 1979, as Entry No. 424058 in Book 251 at Page 967, records of Cache County, Utah. The Memorandum Agreement involves the sale of water rights to a well existing on the parcel.

(c) Parcel No.: 02-114-0022

Size: 4.66 acres

Parcel sold subject to the following Special Exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to the Agreement dated February 3, 1975, by and between Spring Creek Water Company and Kent A. Hoggan and Diane Hoggan, recorded February 6, 1975, as Entry No. 382921 in Book 173 at Page 364, records of Cache County, Utah. The Agreement involves a 20-foot easement for the maintenance of an underground water pipe belonging to the Spring Creek Water Company.

(3) Subject to the Quit-Claim Deed executed by Patrick R. Hoggan, Trustee of Kents Irrevocable Trust, to Spring Creek Water Company, recorded July 21, 1989, as Entry No. 524889 in Book 454 at Page 384, records of Cache County, Utah, which grants a 20-foot right-of-way pursuant to the Agreement described in Special Exception (b) above.

(d) Parcel No.: 02-114-0023

Size: 1.43 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448, at Page 564, records of Cache County, Utah.

(e) Parcel No.: 02-114-0026

Size: 2.87 acres

Parcel sold subject to the following Special Exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to the Agreement dated February 3, 1975, by and between Spring Creek Water Company and Kent A. Hoggan and Diane Hoggan recorded February 6, 1975, as Entry No. 382921 in Book 173 at Page 364, records of Cache County, Utah. The Agreement involves a 20-foot easement for the maintenance of an underground water pipe belonging to the Spring Creek Water Company.

(3) Subject to the Quit-Claim Deed executed by Patrick R. Hoggan, Trustee of Kents Irrevocable Trust, to Spring Creek Water Company, recorded July 21, 1989, as Entry No. 524889 in Book 454 at Page 384, records of Cache County, Utah, which grants a 20-foot right-of-way pursuant to the Agreement described in Special Exception (b) above.

(f) Parcel No.: 02-116-0001

Size: 19.20 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(g) Parcel No.: 02-116-0004

Size: 29.7 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(h) Parcel No.: 02-116-0007

Size: 27.23 acres

Parcel sold subject to the following Special Exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to a Contract dated July 31, 1973, by and between Anna H. Bankhead and George E. Bankhead, as Sellers, to J. Reid Hoggan, Patrick R. Hoggan, Kent A. Hoggan, dba Sandarosa Enterprises, a partnership, as Buyer, recorded November 1, 1974, as Entry No. 381479 in Book 170 at Page 744, records of Cache County, Utah.

(3) Subject to an Easement dated August 29, 1975, granted by Kent A. Hoggan, Diane H. Hoggan, Patrick R. Hoggan and Sandra C. Hoggan, J. Reid Hoggan, Devone A. Hoggan, and Sandarosa Enterprises, to Providence City Corporation, recorded October 21, 1975, as Entry No. 388733 in Book 183 at Page 750, records of Cache County, Utah, which easement is 50 feet in width for the purpose of maintaining a municipal water reservoir drain overflow line (see Exhibit "A").

(i) Parcel No.: 02-116-0008

Size: 52.80 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache

County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(j) Parcel No.: 02-116-0009

Size: 5.6 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(k) Parcel No.: 03-016-0022

Size: 36.0 acres

Parcel sold subject to the following Special Exceptions: Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(l) Parcel Number: 03-036-0011

Size: 95.12 acres

Parcel sold subject to the following special exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to a Contract dated July 31, 1973, by and between Anna B. Bankhead and George E. Bankhead, as Sellers, to J. Reid Hoggan, Patrick R. Hoggan, Kent A. Hoggan, dba Sandarosa Enterprises, a partnership, as Buyer, recorded November 1, 1974, as Entry No. 381479 in Book 170 at Page 744, records of Cache County, Utah.

(3) Subject to the terms and conditions of that certain Application for Assessment and Taxation of Agricultural Land, recorded by Anna H. Bankhead on December 30, 1986, as Entry No. 497385 in Book 393 at Page 860, records of Cache County, Utah.

(a) New Parcel (Previously Part of Parcel No. 01-036-0011)

Size: 28.88 acres

Parcel sold subject to the following special exceptions:

(1) Subject to the Cache County Zoning Ordinance and Map recorded July 17, 1961, as Entry No. 309612 in Book 54 at Page 549, and Cache County Resolution No. 89-11 (Cache County Roads Special Service District), recorded April 25, 1989, as Entry No. 521955 in Book 448 at Page 564, records of Cache County, Utah.

(2) Subject to the terms and conditions of that certain Application for Assessment and Taxation of Agricultural Land, recorded by Anna H. Bankhead on December 30, 1986, as Entry No. 497385 in Book 393 at Page 860, records of Cache County, Utah.

4. The Trustee's auction and the final sale of the Property shall be in accordance with the following terms and conditions:

(a) Trustee's Discretion. The Trustee will have full discretion in the exercise of its business judgment to structure the auction sale in such a way as to maximize the return to the bankruptcy estate.

(b) Starting Bids. The starting bids for each Parcel will be established by the Trustee. The Trustee will have full discretion to reduce a starting bid if, in the exercise of its business judgment, it determines such a reduction to be in the best interest of the estate. If no bid is received in the amount of the starting bid, the Trustee will have the

right to withdraw the Property, or any portion thereof, from the sale.

(c) Bidding Procedure. Bids will be entertained in minimum increments of \$200.00. The Trustee will have full discretion to accept or reject any bid for any reason. Bidding will continue until no higher or better bid is made.

(d) Credit Bids. Pursuant to 11 U.S.C. § 363(k), parties holding valid liens against the Property, as determined by the Court or the Trustee, will be entitled to credit bid up to the allowed amount of their liens.

(e) Acceptance of Successful Bid. The successful purchaser will be the person making the highest and best bid that is accepted by the Trustee. At the conclusion of the sale, the purchaser shall deliver to the Trustee, in the form of a cashier's check or other certified funds, 10% of the amount of the accepted bid.

(f) Closing of the Sale. The 10% deposit will be applied to the purchase price. The balance of the purchase price shall be paid to the Trustee in certified funds at the closing of the sale to be held at a time and place agreed upon by the parties. In no event shall the closing take place later than 15 days after the auction sale unless the Trustee agrees in writing to an extension of this deadline.

(g) Forfeiture of Deposit. Unless the Trustee otherwise agrees in writing, the 10% deposit will be forfeited if the purchaser fails to pay to the Trustee the balance of the

purchase price on or before the 15th day following the sale. The 10% deposit will only be refunded if the Trustee is unable to close the sale within a reasonable period of time. If the purchaser is unable to comply with any of the terms set forth herein or established at the sale, the Property will be sold to the next highest bidder.

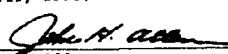
(h) Conveyance of the Property. At the closing of the sale, the Trustee will deliver to the purchaser a Bankruptcy Trustee's Deed conveying all of the Trustee's right, title and interest in and to the Property, together with a certified copy of this Order authorizing the sale. The conveyance will be made without covenants or warranties of any kind, including covenants or warranties regarding title, possession or condition with respect to the Property. Title insurance will be the sole responsibility of the purchaser.


(i) Realtor's Commission. Pursuant to an Order of the Bankruptcy Court entered on July 14, 1989, Flinders Realty & Exchange is entitled to a 6% sales commission based on the gross sales price of the Property. However, in the event the Property is sold to a purchaser making a credit bid under 11 U.S.C. § 363(k), then no commission will be paid on that portion of the purchase price represented by the credit bid. The realtor's commission may be paid at the time of closing.


(j) Retention of the Sale Proceeds. After the above-described disbursements, the remaining proceeds will be deposited by the Trustee in an interest bearing account

pending authorizing for distribution by the Court or the United States Bankruptcy Code.

DATED this 20 day of April, 1990.


John H. Allen
United States Bankruptcy Judge

APPROVED AS TO FORM AND CONTENT: I hereby certify that the foregoing is a true and complete copy of the United States Bankruptcy Court Order of the District of Utah.
Dated APR 20 1990
Attest: 
Debra S. [unclear]
Deputy Clerk



CERTIFICATE OF SERVICE

Copies of the foregoing Order were served by the Clerk of the Court by depositing copies thereof in the United States mails, postage prepaid, addressed as shown below, this _____ day of April, 1990.

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U.S. Trustee
9 Exchange Place, Suite 100
Salt Lake City, Utah 84111

WILLIAM C. STILLGEBAUER
Clerk of the Court

By _____
Deputy Clerk

1640d

Parcel No. 02-114-0006:

Beginning at the East Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 660 feet; thence West 660 feet; thence North 160 feet; thence West 859.11 feet, more or less to the West right-of-way line of the Providence Canyon Road; and running thence Northwesterly along the said West right-of-way line 50 feet, more or less, thence Northeasterly 93.20 feet to the East bank of Spring Creek; thence North along said East bank 20 feet, more or less, to the South boundary line of the Artwell V. Checketts property which point is also described as being 205 feet West of a point 400 feet South of a point 76.5 rods West of the East Quarter Corner of the Northeast Quarter of said Section 14, and running thence East 205 feet; thence North 400 feet to the North line of the South Half of the Northeast Quarter; thence East 76.5 rods along the North line to the point of beginning.

Parcel No. 02-114-0014:

The Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. EXCEPTING THEREFROM the following described property: Beginning at a point on the deer fence which is 212.0 feet West of the Southeast Corner of the said Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence West in existing fence line which is also described as a Quarter Section line 180 feet; thence North 73deg21' West along the North fence line of Providence Canyon Road 77.5 feet; thence North 12deg50' East 420.0 feet; thence South 73deg21' East 36.5 feet to said deer fence; thence following said deer fence South 43deg28' East 260.0 feet; thence along said deer fence South 12deg50' West 238.40 feet to the place of beginning. ALSO EXCEPTING THEREFROM all that portion of the Southeast Quarter of the Northeast Quarter of said Section 14, lying Southeast of the County Road running through said tract of land. ALSO EXCEPTING THEREFROM Providence Canyon Road.

Parcel Nos. 02-114-0022 and 02-114-0026:

Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 256.19 feet; thence West 359.59 feet; thence South 209.73 feet to a point on the South boundary line of Providence Canyon Road; thence along said South line of said road in the following 3 courses: Northwesterly 98 feet, more or less, to a point 1389.60 feet East and 1046.6 feet South of the West Quarter Corner of the Northeast Quarter of said Section 14; North 32deg25' West 226 feet; North 26deg31' West 397.66 feet, more or less to a point which lies due West of a point lying 160 feet North of the point of beginning; thence East leaving said South line of said road, 859.11 feet, more or less to a point 160 feet North of beginning; thence South 160 feet to the point of beginning. LESS a 2 rod strip along the Southwest boundary being used as a roadway.

Parcel Nos. 02-114-0023, 02-116-0004, 02-116-0008 and 02-116-0009:

Beginning at a point in the presently established deer fence 552 feet West from the Southeast Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence West along the South line of Section 14, 1157 feet; thence in a Northerly direction following the East bank of ditch in the following courses and distances: North 5deg36' East 291 feet; thence North 3deg26' West 485 feet; North 6deg52' East 246 feet; North 1deg23' West 414 feet; North 5deg45' West 100 feet; North 2deg11' East 433 feet; North 5deg40' West 90 feet; North 2deg20' East 380 feet to the South line of a field road; thence North 59deg40' West 10 feet to the West bank of a ditch; thence following the South and West line of field road in the following courses and distances: North 25deg44' West 379 feet; North 2deg33' East 258 feet; North 19deg05' East 368.6 feet; thence South 71deg13' East 197.6 feet to an established fence corner; thence South 86deg55' East 198 feet to a fence corner on the West line of the Providence Canyon Road; thence South 26deg31' East along said road 204.7 feet to the property corner of J.M. Ream; thence South 52deg32' West 80.8 feet; thence South 31deg45' East 339.3 feet; thence South 62deg45' East 394.1 feet; thence South 32deg East 403.3 feet; thence South 77deg15' East 310 feet to the presently established deer fence; which point is 74.3 feet from the South line of Canyon Road; thence South 16deg7' West along said deer fence 411.5 feet; thence South 4deg36' West along said fence 1536.7 feet; thence following said fence in the Southwesterly direction 585 feet, more or less to the place of beginning. (02-116-0004 and 02-114-0023)

EXCEPTING THEREFROM: Any portion of the above that might lie West of the East line of the GRAND VIEW HILLS SUBDIVISION, as shown by the official plat filed 31 May 1961, as Entry No. 308865, in the office of the Recorder of Cache County, Utah. This exception, however, does not include grantors rights in the GRAND VIEW DRIVE on said subdivision.

TOGETHER WITH a 50 foot right-of-way over the following described tract: Beginning at the extreme Northwest Corner of the above described property and continuing North 19deg05' East 460 feet; more or less to the West line of the Providence Canyon Road; thence Southwesterly 70.5 feet; thence South 19deg05' West 440 feet, more or less to a point South 71deg13' East 50 feet from the place of beginning; thence North 71deg13' West 50 feet to the place of beginning.

SUBJECT TO a right-of-way over the following described tract: Beginning at the extreme Northwest Corner of the above described property, and running thence South 19deg05' West 368.6 feet; thence South 2deg33' West 253 feet; thence South 25deg44' East 249 feet; thence North 54deg16' East 50 feet; thence North 25deg44' West 249 feet; thence North 2deg33' East 258 feet; thence North 19deg05' East 268.6 feet; more or less to a point 59 feet South 71deg13' East from the place of beginning; thence North 71deg13' West 59 feet to beginning.

TOGETHER WITH a right-of-way or travel over the land described as follows: Beginning at a point which is South 16deg47' West 411.5 feet from the Northeast Corner of the above described property, and running in a Northerly direction over the existing right-of-way to the Providence Canyon Road as now situated.

EXCEPTING THEREFROM the following described tract of land: Part of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point 3369.83 feet North and 800.98 feet East of the South Quarter Corner of Section 14, of said Township and Range, and running thence South 70deg20' East 106.13 feet; thence South 7deg43' West 622.81 feet along an existing power and telephone pole line; thence right along a curve having

radius of 50.00 feet for a distance of 127.79 feet to the East right-of-way line of Grand View Drive; thence Northerly along the East right-of-way of said Grand View Drive in 5 courses to-wit: North 25deg50' West 23.07 feet, right along a curve having a radius of 338.1 feet for a distance of 166.40 feet; North 2deg22' East 137.90 feet, right along a curve having a radius of 283.4 feet for a distance of 81.90 feet; North 18deg56' East 315.05 feet to the point of beginning. (02-114-0012 and 02-114-0021)

ALSO subject to the following described 2 rights-of-way: The right to travel a right-of-way 20.0 feet wide, the North and West side of said right-of-way being described as follows: Beginning at a point in the East line of Grand View Drive of Grand View Hill Subdivision, said point being North 2711.87 feet and East 722.80 feet from the South Quarter Corner of said Section 14, and running thence left 127.79 feet along a curve having a radius of 50.0 feet; thence North 7deg43' East 417.76 feet, along a right-of-way 20.0 feet wide, the North and West sides of said right-of-way described as follows: Beginning at a point in the East line of Grand View Drive of Grand View Hill Subdivision, said point being North 2711.87 feet and East 722.80 feet from the South Quarter Corner of said Section 14, and running thence left 127.79 feet along a curve having a radius of 50.0 feet; thence North 7deg43' East 417.76 feet, more or less to join the South side of the following described tract of land, to-wit: Beginning at a point 1004.10 feet East of a point 739.20 feet South of the West Quarter Corner of the Northeast Quarter of said Section 14, thence North 73deg27' West 23 feet; thence South 39deg10' West 63 feet; thence South 9deg00' East 65 feet; thence South 54deg00' East 55 feet, be it more or less to a point in a right low waters edge of an irrigation ditch; thence up the said low right edge in a general Northeasterly direction for a distance of 120 feet, more or less to the place of beginning

EXCEPTING also the following: Beginning at a point which lies East 999.36 feet (East 1004.10 feet by record) and South 730.40 feet (South 739.20 feet by record) of the West Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence North 73deg27' West 23.00 feet; thence South 39deg10' West 63.00 feet; thence South 9deg00' East 65.00 feet; thence South 54deg00' East 55.00 feet to a point on the West bank of an irrigation ditch; thence North 61deg40'43" East along said West bank 120.63 feet (120.00 feet by record); thence North 17deg00'00" West 60.00 feet; thence North 73deg27' West 85.00 feet to the point of beginning.

SUBJECT TO a 10.00 foot utility easement along the South, North and East line of the above described parcel.

ALSO TOGETHER WITH: A 20.00 foot ingress and egress right-of-way described as follows: Commencing at the West Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence East 999 feet (East 1004.10 feet by record); thence South 730.40 feet (South 739.20 feet by record); thence North 73deg27' West 23.00 feet; thence South 39deg10' West 63.00 feet; thence South 9deg00' East 65.00 feet; thence South 54deg00' East 10.12 feet to the true point of beginning, being the center line of said 20.00 foot right-of-way and running thence along said center line of a 20.00 foot right-of-way the following courses: South 27deg13'44" West 115.88 feet; South 29deg12'00" West 78.33 feet; South 69deg53'00" West 40.16 feet; South 69deg57'58" West 48.61 feet; South 82deg08'30" West 64.83 feet to the East right-of-way line of Grand View Drive as recorded and the point of termination.

Parcel No. 02-116-0007:

Beginning at the East Quarter Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 165 feet; thence North 79deg West 120 feet; thence South 19deg50' West 110 feet; thence East 150 feet; thence South 2,390 feet, more or less to the Southeast Corner of Section 14, thence West 552 feet to the established deer fence; thence Northwesterly along said fence 585 feet; thence North 4deg36' East 1536.7 feet; thence North 16deg47' East 411.5 feet; thence North 7deg49' East 74.3 feet; thence North 72deg00' West along the South boundary line of the Providence Canyon Road, 290 feet, more or less to a point in the South line of the Northeast Quarter of Section 14; thence South 89deg37' East in the South line of the Northeast Quarter of said Section 14, 505 feet more or less to the point of beginning. LESS that certain land deeded to Providence City.

Parcel No. 02-116-0003:

Beginning at the South Quarter Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence North 0deg25' West 1240 feet; thence East to the Southeast Corner of Lot 34, GRAND VIEW HILLS SUBDIVISION, recorded 31 May 1961, as filing No. 308805, in the office of the Recorder of Cache County, Utah; thence North 32 feet; thence East to a point North 0deg03' West 1272 feet from a point North 89deg41' East 301.05 feet from the South Quarter Corner of said Section 14, thence South 0deg03' East 322 feet; thence North 89deg41' East 480 feet to the projected East line of said subdivision; thence South 0deg03' East 950 feet, more or less to the South line of said Section 14, thence South 89deg41' West 781.5 feet to the point of beginning.

Parcel No. 03-036-0011:

All of the Northeast Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. EXCEPTING THEREFROM THE FOLLOWING: Beginning at the North Quarter Corner of said Section 23, Township 11 North, Range 1 East, and running thence East 1938.5 feet to the deer fence; thence South 808.95 feet; thence West 1938.5 feet to a point South 808.95 feet of the point of beginning, and running thence North along the North - South center line of said Section 23, 808.95 feet to the point of beginning.

Parcel No. 03-036-0022:

Beginning at the North Quarter Corner of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence East along the North line of said Section 23, 1938.50 feet, more or less to the deer fence; thence South 808.95 feet; thence West 1938.50 feet to a point 808.95 feet South of the point of beginning, and running thence North along the North-South center line of said Section 23, 808.95 feet to the point of beginning.

Parcel No. 02-114-0006:

Beginning at the East Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 660 feet; thence West 660 feet; thence North 160 feet; thence West 859.11 feet, more or less to the West right-of-way line of the Providence Canyon Road; and running thence Northwesterly along the said West right-of-way line 50 feet, more or less, thence Northeasterly 93.20 feet to the East bank of Spring Creek; thence North along said East bank 20 feet, more or less, to the South boundary line of the Artwell V. Checketts property which point is also described as being 205 feet West of a point 400 feet South of a point 76.5 rods West of the East Quarter Corner of the Northeast Quarter of said Section 14, and running thence East 205 feet; thence North 400 feet to the North line of the South Half of the Northeast Quarter; thence East 76.5 rods along the North line to the point of beginning.

Parcel No. 02-114-0014:

The Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. EXCEPTING THEREFROM the following described property: Beginning at a point on the deer fence which is 212.0 feet West of the Southeast Corner of the said Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence West in existing fence line which is also described as a Quarter Section line 180 feet; thence North 73deg21' West along the North fence line of Providence Canyon Road 77.5 feet; thence North 12deg50' East 420.0 feet; thence South 73deg21' East 36.5 feet to said deer fence; thence following said deer fence South 43deg28' East 260.0 feet; thence along said deer fence South 12deg50' West 238.40 feet to the place of beginning. ALSO EXCEPTING THEREFROM all that portion of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 14, lying Southeast of the County Road running through said tract of land. ALSO EXCEPTING THEREFROM Providence Canyon Road.

Parcel Nos. 02-114-0022 and 02-114-0026:

Beginning at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 256.19 feet; thence West 359.59 feet; thence South 209.73 feet to a point on the South boundary line of Providence Canyon Road; thence along said South line of said road in the following 3 courses: Northwesterly 98 feet, more or less, to a point 1389.60 feet East and 1046.6 feet South of the West Quarter Corner of the Northeast Quarter of said Section 14; North 32deg25' West 226 feet; North 26deg31' West 397.66 feet, more or less to a point which lies due West of a point lying 160 feet North of the point of beginning; thence East leaving said South line of said road, 859.11 feet, more or less to a point 160 feet North of beginning; thence South 160 feet to the point of beginning. LESS a 2 rod strip along the Southwest boundary being used as a roadway.

Parcel Nos. 02-114-0023, 02-116-0004, 02-116-0008 and 02-116-0099:

Beginning at a point in the presently established deer fence 552 feet West from the Southeast Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence West along the South line of Section 14, 1157 feet; thence in a Northerly direction following the East bank of ditch in the following courses and distances: North 5deg36' East 291 feet; thence North 1deg26' West 485 feet; North 6deg52' East 246 feet; North 1deg23' West 414 feet; North 5deg45' West 100 feet; North 2deg11' East 433 feet; North 5deg40' West 90 feet; North 2deg20' East 380 feet to the South line of a field road; thence North 59deg40' West 10 feet to the West bank of a ditch; thence following the South and West line of field road in the following courses and distances: North 25deg44' West 379 feet; North 2deg33' East 258 feet; North 19deg05' East 368.6 feet; thence South 71deg13' East 197.6 feet to an established fence corner; thence South 86deg55' East 198 feet to a fence corner on the West line of the Providence Canyon Road; thence South 26deg31' East along said road 204.7 feet to the property corner of J.N. Roam; thence South 52deg32' West 80.81 feet; thence South 31deg45' East 339.3 feet; thence South 62deg45' East 394.1 feet; thence South 32deg East 403.3 feet; thence South 77deg15' East 310 feet to the presently established deer fence; which point is 74.3 feet from the South line of Canyon Road; thence South 16deg47' West along said deer fence 411.5 feet; thence South 4deg36' West along said fence 1536.7 feet; thence following said fence in the Southwesterly direction 585 feet, more or less to the place of beginning. (02-116-0004 and 02-114-0023)

EXCEPTING THEREFROM: Any portion of the above that might lie West of the East line of the GRAND VIEW HILLS SUBDIVISION, as shown by the official plat filed 31 May 1961, as Entry No. 308865, in the office of the Recorder of Cache County, Utah. This exception, however, does not include grantors rights in the GRAND VIEW DRIVE on said subdivision.

TOGETHER WITH a 50 foot right-of-way over the following described tract: Beginning at the extreme Northwest Corner of the above described property and continuing North 19deg05' East 460 feet, more or less to the West line of the Providence Canyon Road; thence Southwesterly 70.5 feet; thence South 19deg05' West 440 feet, more or less to a point South 71deg13' East 50 feet from the place of beginning; thence North 71deg13' West 50 feet to the place of beginning.

SUBJECT TO a right-of-way over the following described tract: Beginning at the extreme Northwest Corner of the above described property, and running thence South 19deg05' West 368.6 feet; thence South 2deg33' West 253 feet; thence South 25deg44' East 249 feet; thence North 54deg16' East 50 feet; thence North 25deg44' West 249 feet; thence North 2deg33' East 258 feet; thence North 19deg05' East 268.6 feet; more or less to a point 59 feet South 71deg13' East from the place of beginning; thence North 71deg13' West 59 feet to beginning.

TOGETHER WITH a right-of-way for travel over the land described as follows: Beginning at a point which is South 16deg47' West 411.5 feet from the Northeast Corner of the above described property, and running in a Northerly direction over the existing right-of-way to the Providence Canyon Road as now situated.

EXCEPTING THEREFROM the following described tract of land: Part of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point 3369.83 feet North and 800.98 feet East of the South Quarter Corner of Section 14, of said Township and Range, and running thence South 70deg20' East 106.13 feet; thence South 7deg43' West 622.81 feet along an existing power and telephone pole line; thence right along a curve having

radius of 50.00 feet for a distance of 127.79 feet to the East right-of-way line of Grand View Drive; thence Northerly along the East right-of-way of said Grand View Drive in 5 courses to-wit: North 25deg50' West 23.07 feet; right along a curve having a radius of 338.1 feet for a distance of 166.40 feet; North 20deg22' East 137.90 feet; right along a curve having a radius of 283.4 feet for a distance of 81.90 feet; North 18deg56' East 315.05 feet to the point of beginning. (02-114-0012 and 02-114-0021)

ALSO subject to the following described 2 rights-of-way: The right to travel a right-of-way 20.0 feet wide, the North and West side of said right-of-way being described as follows: Beginning at a point in the East line of Grand View Drive of Grand View Hill Subdivision, said point being North 2711.87 feet and East 722.80 feet from the South Quarter Corner of said Section 14, and running thence left 127.79 feet along a curve having a radius of 50.0 feet; thence North 7deg43' East 417.76 feet. The right to travel a right-of-way 20.0 feet wide, the North and West sides of said right-of-way described as follows: Beginning at a point in the East line of Grand View Drive of Grand View Hills Subdivision, said point being North 2711.87 feet and East 722.80 feet from the South Quarter Corner of said Section 14, and running thence left 127.79 feet along a curve having a radius of 50.0 feet; thence North 7deg43' East 417.76 feet, more or less to join the South side of the following described tract of land, to-wit: Beginning at a point 1004.10 feet East of a point 739.20 feet South of the West Quarter Corner of the Northeast Quarter of said Section 14, thence North 73deg27' West 23 feet; thence South 39deg10' West 63 feet; thence South 9deg00' East 65 feet; thence South 54deg00' East 55 feet, be it more or less to a point in a right low waters edge of an irrigation ditch; thence up the said low right edge in a general northeasterly direction for a distance of 120 feet, more or less to the place of beginning.

EXCEPTING also the following: Beginning at a point which lies East 999.36 feet (East 1004.10 feet by record) and South 730.40 feet (South 739.20 feet by record) of the West Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence North 73deg27' West 23.00 feet; thence South 39deg10' West 63.00 feet; thence South 9deg00' East 65.00 feet; thence South 54deg00' East 55.00 feet to a point on the West bank of an irrigation ditch; thence North 61deg40'43" East along said West bank 120.63 feet (120.00 feet by record); thence North 17deg00'00" West 60.00 feet; thence North 73deg27' West 85.00 feet to the point of beginning.

SUBJECT TO a 10.00 foot utility easement along the South, North and East line of the above described parcel.

ALSO TOGETHER WITH: A 20.00 foot ingress and egress right-of-way described as follows: Commencing at the West Quarter Corner of the Northeast Quarter of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence East 999 feet (East 1004.10 feet by record); thence South 730.40 feet (South 739.20 feet by record); thence North 73deg27' West 23.00 feet; thence South 39deg10' West 63.00 feet; thence South 9deg00' East 65.00 feet; thence South 54deg00' East 55.00 feet to the true point of beginning, being the center line of said 20.00 foot right-of-way and running thence along said center line of a 20.00 foot right-of-way the following courses: South 27deg13'44" West 115.88 feet; South 29deg12'00" West 78.33 feet; South 69deg53'00" West 40.16 feet; South 69deg57'58" West 48.61 feet; South 82deg08'30" West 64.83 feet to the East right-of-way line of Grand View Drive as recorded and the point of termination.

Parcel No. 02-116-0007:

Beginning at the East Quarter Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 165 feet; thence North 79deg West 120 feet; thence South 19deg50' West 110 feet; thence East 150 feet; thence South 2,390 feet, more or less to the Southeast Corner of Section 14, thence West 552 feet to the established deer fence; thence Northeasterly along said fence 585 feet; thence North 4deg36' East 1536.7 feet; thence North 16deg47' East 411.5 feet; thence North 7deg49' East 74.3 feet; thence North 72deg00' West along the South boundary line of the Providence Canyon Road, 290 feet, more or less to a point in the South line of the Northeast Quarter of Section 14; thence South 89deg37' East in the South line of the Northeast Quarter of said Section 14, 505 feet more or less to the point of beginning. LESS that certain land deeded to Providence City.

Parcel No. 02-116-0003:

Beginning at the South Quarter Corner of Section 14, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence North 0deg25' West 1240 feet; thence East to the Southeast Corner of Lot 34, GRAND VIEW HILLS SUBDIVISION, recorded 31 May 1961, as filing No. 308805, in the office of the Recorder of Cache County, Utah; thence North 32 feet; thence East to a point North 0deg03' West 1272 feet from a point North 89deg41' East 301.05 feet from the South Quarter Corner of said Section 14, thence South 0deg03' East 322 feet; thence North 89deg41' East 480 feet to the projected East line of said subdivision; thence South 0deg03' East 950 feet, more or less to the South line of said Section 14, thence South 89deg41' West 781.5 feet to the point of beginning.

Parcel No. 03-036-0011:

All of the Northeast Quarter of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. EXCEPTING THEREFROM THE FOLLOWING: Beginning at the North Quarter Corner of said Section 23, Township 11 North, Range 1 East, and running thence East 1938.5 feet to the deer fence; thence South 808.95 feet; thence West 1938.5 feet to a point South 808.95 feet of the point of beginning, and running thence North along the North - South center line of said Section 23, 808.95 feet to the point of beginning.

Parcel No. 03-036-0022:

Beginning at the North Quarter Corner of Section 23, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence East along the North line of said Section 23, 1938.50 feet, more or less to the deer fence; thence South 808.95 feet; thence West 1938.50 feet to a point 808.95 feet South of the point of beginning, and running thence North along the North-South center line of said Section 23, 808.95 feet to the point of beginning.