

WHEN RECORDED, MAIL TO:  
J. Michael Gottfredson  
1989 Browning Avenue  
Salt Lake City, Utah 84108

GRANTEE ADDRESS:  
Plus - D Farm, LC  
Alan W. Dearden, Manager  
4579 South Poseidon Dr.  
West Valley, Utah 84120

ENT 61524;2004106 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 May 28 2:20 pm FEE 22.00 BY SN  
RECORDED FOR DEARDEN, FAY T

PARCEL I.D. #58-030-0016  
#58-017-0023

WARRANTY DEED

Fay T. Dearden, Donna W. Dearden, Alan W. Dearden and John F. Dearden, Trustees of the Fay T. Dearden Trust, as to an undivided one-half interest  
and

Donna W. Dearden, Fay T. Dearden, Alan W. Dearden and John F. Dearden, Trustees of the Donna W. Dearden Trust, as to an undivided one-half interest  
Grantors

of Utah County, Utah

hereby convey and warrant to

Plus - D Farm, LC, a Utah Limited Liability Company

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following-described tract of land in Utah County, State of Utah:

The property is more particularly described on Exhibit "A" attached hereto.

Witness the hand of said Grantors this 10 day of May, 2004.

Trustees of the Fay T. Dearden Trust:

Fay T. Dearden  
Fay T. Dearden, Trustee

Donna W. Dearden  
Donna W. Dearden, Trustee

Alan W. Dearden  
Alan W. Dearden, Trustee

John F. Dearden  
John F. Dearden, Trustee

Trustees of the Donna W. Dearden Trust:

Donna W. Dearden  
Donna W. Dearden, Trustee

Fay T. Dearden  
Fay T. Dearden, Trustee

Alan W. Dearden  
Alan W. Dearden, Trustee

John F. Dearden  
John F. Dearden, Trustee

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

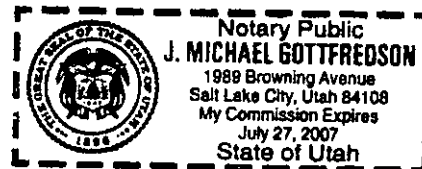
On the 10 day of May, 2004, personally appeared before me Fay T. Dearden, Donna W. Dearden, Alan W. Dearden and John F. Dearden, signers of the within instrument, who duly acknowledged to me that they executed the same as Trustees of the Fay T. Dearden Trust.

J. Michael Gottfredson  
Notary Public

STATE OF UTAH )  
: ss.  
COUNTY OF SALT LAKE )

On the 10 day of May, 2004, personally appeared before me Donna W. Dearden, Fay T. Dearden, Alan W. Dearden and John F. Dearden, signers of the within instrument, who duly acknowledged to me that they executed the same as Trustees of the Donna W. Dearden Trust.

J. Michael Gottfredson  
Notary Public



The West ½ of the Southwest ¼ of the Southwest ¼ of Section 34, Township 4 South, Range 3 West, Salt Lake Meridian. Area 20 acres.

All that Real Property described in a Warranty Deed recorded as Entry No 5736, Deed Book 2763 Pages 139 through 141 of the Official Records of Utah County more particularly described as follows:

Beginning at a point which is located 1052.15 feet north and 1206.23 feet west from the East Quarter Corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 76° 42' East 371.76 feet; thence South 89° 34' East 427.51 feet to a fence line; thence North 0° 08' 28" East 1.72 feet along said fence line; thence North 89° 40' 54" West 788.55 feet along an existing fence line which fence line is the southerly fence line of State Highway 73; thence South 0° 29' 19" West along an existing fence line 88.40 feet to the point of beginning.

AREA = 0.38 Acres.

Commencing at a point which is South 574.2 feet and West 423.6 feet from the East quarter corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89° 13' West 672 feet; thence South 23' East 650 feet; thence South 1° 41' West 91.7 feet; thence South 89° 8' West 608.9 feet; thence North 57' East 1709 feet; thence South 89° 32' East 458.7 feet; thence North 7' West 678.8 feet; thence North 76° 42' East 382.9 feet; thence South 89° 34' East 415.8 feet; thence South 10' East 1708.7 feet to beginning.

**Subject to easements, restrictions and rights-of-way appearing of record or inforceable in law and equity and taxes**

Subject to the Boundary Line Agreement recorded as entries 184474-03 and 122759-03.

LESS AND EXCEPTING the following described parcel:

A portion of that Real Property described in Deed Book 2763 Page 139, according to the Official Records of Utah County, located in the Northeast ¼ of Section 13, Township 5 South, Range 1 West, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the northerly line of said Deed located North 1,139.09 feet and West 943.51 feet from the East ¼ Corner of Section 13, T5S, R1W, S.L.B.& M.; thence S1°05'00"E along a fence line 245.10 feet; thence S87°55'57"W along a fence line 268.96 feet; thence N0°29'19"E along a fence line 256.22 feet to the northwest corner of said deed on the south side of Main Street; thence S89°40'54"E along said deed 261.97 feet to the point of beginning.

Contains: 1.53 acres