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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 JAN 9 10:05 AM FEE 37.00 BY JD
RECORDED FOR CALLISTER NEBEKER & MC CULL

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
Suite 900 Kennecott Building
Salt Lake City, Utah 84133

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SPECIAL WARRANTY DEED

SHERWIN ROBERT ALLRED, TRUSTEE OF THE SHERWIN ROBERT ALLRED REVOCABLE TRUST and ORALYN HEDQUIST ALLRED, TRUSTEE OF THE ORALYN HEDQUIST ALLRED REVOCABLE TRUST, grantors, of Utah County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them, to SOA INVESTMENTS, LTD., a Utah limited partnership, grantee, of 166 West 100 South, Lehi, Utah County, State of Utah 84043, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

WITNESS, the hands of said grantors this 26 day of December, 1995.

THE SHERWIN ROBERT ALLRED
REVOCABLE TRUST

Sherwin Allred
Sherwin Robert Allred, Trustee

THE ORALYN HEDQUIST ALLRED
REVOCABLE TRUST

Oralyn H. Allred
Oralyn Hedquist Allred, Trustee

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

On the 26 day of December, 1995, personally appeared before me, Sherwin Robert Allred, as Trustee of The

Sherwin Robert Allred Revocable Trust and Oralyn Hedquist Allred, as Trustee of The Oralyn Hedquist Allred Revocable Trust, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Teresa Robison

NOTARY PUBLIC

Residing At: *Salt Lake City*

My Commission Expires: *2-2-97*

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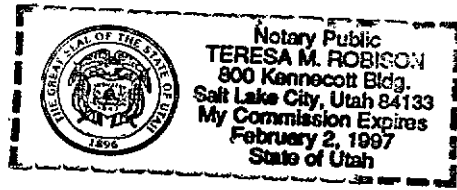


EXHIBIT "A"

All that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, T. 5 S., R. 1 W., S.L.B.&M. lying easterly from the right of way of highway known as F. A. S. Project No. 102 and southeasterly of the right of way of the Utah Lake Irrigation Co. Canal, the boundaries of which are described as follows:

Beginning at the SE Corner of the SW $\frac{1}{4}$ of Section 11; thence westerly 99 feet more or less along the South boundary line of said Section 11, to the easterly right of way line of said project; thence N. 12° 12' W. 1290 feet, more or less along the said right of way line, to the southeasterly right of way line of the Utah Lake Irrigation Company's canal; thence northeasterly 105 feet more or less, along said southeasterly right of way line, to the north boundary line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11; thence easterly 295 feet more or less, along said north boundary line to the east boundary line of said SW $\frac{1}{4}$; thence southerly 1335 feet, more or less along said east boundary line to the point of beginning, as shown on the official map of said project on file in the office of the State Road Commission of Utah. The above parcel contains 7.0 acres, more or less.

SUBJECT to certain petroleum and mineral rights, easements and rights of way together with all reservations of record heretofore made.

Commencing 10.60 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian; thence North 7.50 chains; thence East 20 chains; thence Southwest to a point 7.50 chains due East of beginning; thence West 7.50 chains to beginning.

Also, commencing 10.60 chains North of the Southeast corner of Section 11, Township 5 South, Range 1 West, Salt Lake Meridian; thence West 4.00 chains; thence South 4.00 chains; thence West 16 chains; thence North 11.50 chains; thence East 20 chains; thence South 7.50 chains to beginning, less 0.49 acres sold to Utah Lake Irrigation Co.

Also, a 100% interest in and to that certain spring of water situated in the Southwest quarter of Section 12 and in the Southeast quarter of Section 11, Township 5 South, Range 1 West, SLM commonly known as the Allred Cold Spring.

Commencing at a point 18 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian; running thence West 20 chains; thence North 8.37 chains; thence East 40 chains; thence South 8.37 chains; thence West 20 chains to place of beginning.

Also, 19-2/3 acres in Lot 7, Section 12, Township 5 South, Range 1 West, Salt Lake Meridian, more particularly described as follows: Commencing 2 chains South of the center of the Southwest quarter of said Section 12 and running thence East to the Jordan River; thence down the Jordan River to a point due East of a point 8.37 chains North of the place of beginning; thence West to a point 8.37 chains North of the place of beginning; thence South to a point of original beginning.

Commencing 11 rods 10 feet West and 12.00 rods North of the Southwest corner of Sec. 12, Twp. 5 South, Range 1 West, SLM; thence North 11.00 rods; thence East 58.00 rods more or less, to the Jordan River; thence South along the said Jordan River 11.00 rods, more or less; thence West 58.00 rods, more or less, to the place of beginning. Area 4 acres, more or less.

Commencing at Southwest corner of Section 12, Township 5 South, Range 1 West, SLB&M; thence West 11 rods 10 feet; thence North 12 rods; thence East 53 rods; thence South along river 12 rods; thence West 7.32 chains to beginning. Area 4 acres.

Commencing 34.25 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, of Salt Lake Meridian. Thence West 20.00 chains, thence North 7.37 chains, thence East 60.00 chains, more or less to the Jordan River, thence South 1.63 chains; thence West 20 chains; thence South 5.74 chains; thence West 20 chains to beginning. Area 32.74 acres.

Commencing 1338.00 feet North of the southeast corner of the southwest quarter of Sec. 11, Twp. 5 South, Range 1 West, SLB&M; thence east 1329.00 feet; thence North 91.00 feet to West side of canal right of way; thence N 32° 23' W. 113.00 feet along Gardner Canal Right of Way; thence N 6° 50' W. 389.00 feet along Gardner Canal Right of Way; thence N 9° 41' E. 244.00 feet along Gardner Canal Right of Way; thence N 65° 04' W. 672.00 feet to East side of Canal Right of Way, 110 foot lift; thence S 39° 10' W. 1309.00 feet along East Side Canal Right of Way; thence S 50° 07' W. 127.00 feet along East Side Canal Right of Way; thence East 270.00 feet to place of beginning. Area 25.00 acres.

Commencing at the Southwest corner of the Southeast quarter of Section 10, Twp. 5 South, Range 1 West, SLB&M; thence North 250.0 feet along road to canal right of way; thence North 51° 24' East 225.0 feet along East side of canal right of way; thence North 3° 51' East, 225.0 feet along East side of canal right of way; thence North 30° 26' East 215.0 feet along East side of canal right of way; thence North 5° 26' East 200.5 feet along East side of canal right of way; thence North 15° 15' East 338.0 feet along East side of canal right of way; thence South 89° 0' East 1289.00 feet; thence South 636.0 feet; thence East 890.0 feet to railroad right of way; thence South 54° 10' West 1158.0 feet along railroad right of way; thence West 1694.2 feet to point of beginning. Area 51.74 acres.

Commencing at a point North 0 degrees 16 minutes East 23.18 feet from the Southwest corner of the Southwest quarter of the Southeast quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 1296.92 feet; thence East 1320 feet; thence South 933.25 feet; thence South 74 degrees 27 minutes West 1375.04 feet to the beginning. Area 32.61 acres.

Commencing 26.37 chains North of the Southwest corner of Sec. 12, Twp. 5 South, Range 1 West, SLB&M; thence West 20.00 chains; thence North 7.87 chains; thence East 40.00 chains; thence South 7.87 chains; thence West 20.00 chains to the point of beginning. Area 31.48 acres.

Also, 19 2/3 acres in the Center of Lot 7, Twp. 5 South, Range 1 West, SLM.

Commencing East Along Section line 1327.85 feet from Southwest corner Section 11, Township 5 South, Range 1 West, S.L.B.&M.; thence West 28.70 feet; thence North $30^{\circ} 30'$ East 1093.72 feet; thence North 50° East 206.35 feet; thence South $44^{\circ} 51'$ West 245.29 feet; thence South $29^{\circ} 35'$ West 1036.26 feet to beginning. Area .45 acre.

Commencing at a point 18 chains North of the Southwest corner of Section 12, Township 5 South, Range 1 West, Salt Lake Meridian; running thence West 20 chains; thence North 8.37 chains; thence East 40 chains; thence South 8.37 chains; thence West 20 chains to place of beginning.

SW $\frac{1}{4}$ - NE $\frac{1}{4}$, Sec 4, T5S, R3W, SLBM, 40 acres
 Lot 15, Sec 32, T4S, R3W, SLBM, 7.44 acres.

Commencing at a point 88 feet North of the Southeast corner of Block 70, Plat "A", of the Lehi City Survey of Building Lots; thence West 94 feet; thence North 45 feet to the North line of said Block 70; thence North $64^{\circ} 00'$ East 104 feet to the Northeast corner of Block 70; thence South 93.5 feet to the point of beginning.

Commencing at a point on the west side of Utah Lake Irrigation Canal 110 foot lift which is located 2363.76 feet East and 1352.96 feet North of the Section Corner Common to Sections 10, 11, 14 & 15, Twp. 5 South, Range 1 West, SLB&M; thence N $50^{\circ} 07'$ E. 148.00 feet along West Side of Canal Right of Way; thence N $39^{\circ} 10'$ E. 1561.00 feet along West Side of Canal Right of way; thence N $62^{\circ} 17'$ W. 433.00 feet to East Side of Railroad Right of Way; thence S $39^{\circ} 41'$ W. 216.00 feet along East Side of Railroad Right of Way; thence S $54^{\circ} 10'$ W. 2289.60 feet along East Side of Railroad Right of Way; thence East 1277.96 feet to West Side of Canal Right of Way and point of beginning. Area 29.00 acres, less four acres more or less for existing roads and canals.

Lot 14 of Section 32 of Township 4 South, Range 3 West of Salt Lake Base and Meridian; containing 32.58 acres.