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**WHEN RECORDED MAIL DEED AND TAX**

**NOTICE TO:**  
Mellon Valley II, LLC  
1165 S. Utah Ave.  
Idaho Falls, ID 83402

**DOC # 20070058951**

Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
12/14/2007 02:42:33 PM Fee \$ 16.00  
By SOUTHERN UTAH TITLE CO



Order No. 147009  
Tax Serial No. H-4-2-1-1103

Space Above This Line for Recorder's Use

**WARRANTY DEED**

**Mellon Valley, LLC, a Utah Limited Liability Company, and Elim Valley Planning and Development, LLC, a Utah limited liability company grantor(s), of Idaho Falls, County of Bonneville, State of Idaho, hereby**

**CONVEY and WARRANT to**

**Mellon Valley II, LLC, a Utah Limited Liability Company, grantee(s) of Idaho Falls, County of Bonneville, State of Utah, for the sum of**

**TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

**the following described tract of land in WASHINGTON County, State of UTAH:**

**SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION**

**TOGETHER WITH all improvements and appurtenances thereunto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.**

**WITNESS the hand(s) of said grantor(s), this 4<sup>th</sup> day of December, A. D. 2007.**

**Mellon Valley, LLC, a Utah Limited Liability Company  
by: Roland Neil Family Limited Partnership, Manager**

by: \_\_\_\_\_

Roland N. Walker, Co Trustee of the R. Family Trust, u/a/d  
April 4, 2006, General Partner

by: \_\_\_\_\_

Sally Walker, Co Trustee of the R. Family Trust, u/a/d April  
4, 2006, General Partner

**Elim Valley Planning and Development, LLC, a Utah limited  
liability company**

by: \_\_\_\_\_

Roland N. Walker, Manager

**ACCOMMODATION**

Unofficial Copy

Notary Acknowledgement for that certain Warranty Deed executed by Mellon Valley, LLC, a Utah limited liability company and Elim Valley Planning and Development, LLC, a Utah limited liability company as Grantors, to Mellon Valley II, LLC, a Utah limited liability company, as BENEFICIARY.

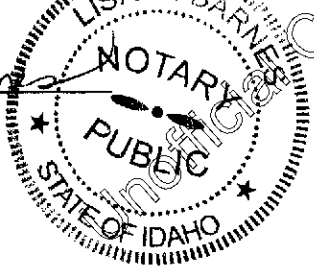
Order No. 147009  
Tax I.D. No. H-4-2-1-1103

**NOTARY FOR A TRUSTOR**

State of Idaho )  
County of Jefferson )  
:SS

On the 4<sup>th</sup> day of December, A. D. 2007, personally appeared before me Roland N. Walker, who being by me duly sworn, says that he is the Co-Trustee of the R Family Trust, u/a/d April 4, 2006, General Partner of Roland Neil Family Limited Partnership, Manager of Mellon Valley, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.

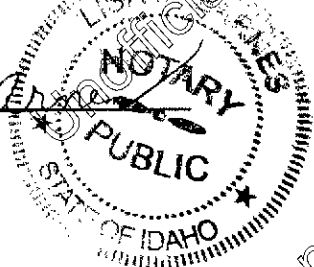
[Signature]  
Notary Public



State of Idaho )  
County of Jefferson )  
:SS

On the 4<sup>th</sup> day of December, A. D. 2007, personally appeared before me Sally Walker, who being by me duly sworn, says that she is the Co-Trustee of the R Family Trust, u/a/d April 4, 2006, General Partner of Roland Neil Family Limited Partnership, Manager of Mellon Valley, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that she is authorized to execute this instrument on behalf of the Limited Liability Company.

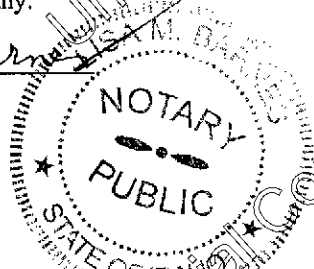
[Signature]  
Notary Public



State of Idaho )  
County of Jefferson )  
:SS

On the 4<sup>th</sup> day of December, A. D. 2007, personally appeared before me Roland N. Walker, who being by me duly sworn, says that he is the Manager of Elim Valley Planning and Development, LLC, a Utah limited liability company, the Limited Liability Company that executed the herein instrument and acknowledged the instrument to be the free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and on oath stated that he is authorized to execute this instrument on behalf of the Limited Liability Company.

[Signature]  
Notary Public



Legal description for that certain Warranty Deed executed by Mellon Valley, LLC, a Utah Limited Liability Company and Elim Valley Planning and Development, LLC, a Utah limited liability company, grantors, in favor of Mellon Valley II, LLC, a Utah Limited Liability Company, grantee.

Order No: 147009

Tax Id Number:H-4-2-1-1103

**EXHIBIT "A" - LEGAL DESCRIPTION**

**Parcel G-1**

Beginning at a point on the section line said point being North 00°01'19" West 549.68 feet along said section line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence North 44°32'42" West 16.39 feet;

thence northerly 484.61 feet along an arc of a 473.46 foot radius curve to the right (center bears North 45°27'18" East long chord bears North 15°13'21" West 463.73 feet with a central angle of 58°38'42");

thence northerly 138.29 feet along an arc of a 1,495.20 foot radius curve to the right (center bears South 75°54'00" East long chord bears North 16°44'59" East 138.24 feet with a central angle of 05°17'57");

thence westerly 641.88 feet along an arc of a 1,326.50 foot radius curve to the left (center bears South 32°46'22" West long chord bears North 71°05'23" West 635.63 feet with a central angle of 27°43'29");

thence North 04°42'59" East 397.49 feet;

thence East 661.60 feet to the section line;

thence South 00°01'19" East 1,193.65 feet along the section line to the Point of Beginning.

**Parcel G-2**

Beginning at a point being North 00°01'19" West 918.63 feet along the section line and West 861.31 feet line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence North 00°03'21" West 401.22 feet to the 1/16th line;

thence South 89°54'53" West 134.63 feet along said 1/16th line;

thence North 00°02'54" West 423.69 feet;

thence East 240.45 feet;

thence South 04°42'59" West 492.09 feet;

thence southerly 341.14 feet along an arc of a 1,570.54 foot radius curve to the right (center bears North 85°17'01" West long chord bears South 10°56'21" West 340.47 feet with a central angle of 12°26'43") to the Point of Beginning.

**Parcel G-3**

Beginning at a point on the 1/16th line said point being South 89°45'34" West 1,327.43 feet along the center section line from the East Quarter Corner of Section 11, Township 42 South, Range 14 West, Salt Lake Base & Meridian, and running;

thence North 00°03'28" West 858.04 feet along the 1/16th line;

thence North 89°54'53" East 444.81 feet;

thence southwesterly 350.88 feet along an arc of a 1,570.54 foot radius curve to the right (center bears North 70°19'10" West long chord bears South 26°04'52" West 350.16 feet with a central angle of 12°48'03");

thence southwesterly 594.64 feet along an arc of a 1,847.00 foot radius curve to the left (center bears South 57°31'07" East long chord bears South 23°15'30" West 592.08 feet with a central angle of 18°26'47") to the 1/16th line;

thence South 89°45'34" West 56.20 feet along said 1/16th line to the Point of Beginning.