

EXHIBIT A

Said property being located in Section 21 and 22, Township 1 South, Range 5 East, Salt Lake Base & Meridian.

Lot 76, more particularly described as follows:
BEGINNING at a point that is due South 4810.809 feet and due East 16,889.098 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, SLB&M, Summit County, Utah (said Northwest Corner bearing North 1°05'56" West from Southwest Corner and being the basis of bearing for this description).

Thence: South 5°05'32" West 2028.004 feet;
Thence: North 88°58'15" West 835.135 feet;
Thence: North 69°16'28" West 395.601 feet;
Thence: South 72°28'28" West 67.255 feet;
Thence: North 42° West 464.583 feet;
Thence: North 50°03'36" East 1362.956 feet;
Thence: North 47°04'30" East 976.448 feet to the point of beginning.

Together with and subject to a 50 foot right-of-way designed as Right-of-way "B".

RIGHT-OF-WAY "B"

A 50 foot right-of-way, 25 feet on each side of its center line described as follows:

BEGINNING at a point on the Southerly Right-of-way line of State Highway 196, said point being due South 7684.549 feet, due East 3579.648 feet and North 44°30' East 25.00 feet from the Northeast Corner of Section 16, Township 1 South, Range 5 East, SLB&M, Summit County, Utah, said section corner being North 89°49'27" East 15,876.138 feet from the Northwest Corner of Section 18, Township 1 South, Range 5 East, which corner is North 1°06'25" West (used as the basis of bearing in this description) from the Southwest Corner of said Section 18; thence South 52°00' East 415.836 feet; thence South 73°39'50" East 302.200 feet; thence North 72°31'45" East 1315.693 feet; thence North 60°49'57" East 246.221 feet; thence North 34°46'40" East 438.292 feet; thence North 61°46'29" East 771.767 feet; thence North 72°28'28" East 199.249 feet; thence South 69°16'28" East 395.601 feet; thence South 88°58'15" East 835.135 feet.

RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR
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PRINTED IN A FACTORY IN THIS
DOCUMENT WHEN RECEIVED.

EXHIBIT "B"

SUBJECT to easements, restrictions and rights of way appearing of record or enforceable in law and equity.

LIMITED TO SURFACE RIGHTS ONLY. No mineral or oil rights are being conveyed.

SUBJECT TO the right of Summit County to reassess the tax assessment on said property in accordance with Secs. 59-5-86 105 UCA 1953 as disclosed by that certain Annual Application for Assessment and Taxation of Agricultural Land 1969 Farmland Assessment Act.

GRANTOR HEREIN reserves unto itself and/or its assigns and beneficiaries all of those Covenants and Conditions as set forth in that certain Warranty Deed dated April 3rd, 1978, by and between TRACY LAND AND LIVESTOCK COMPANY, Grantor, and UTAH TITLE AND ABSTRACT COMPANY, TRUSTEE, Grantee, recorded April 5th, 1979, in Book M 130, at Pages 682-685, as Entry No. 154706, of Official Records of Summit County, Utah, and recorded April 6th, 1979, in Book 124, at Pages 589-592, as Entry No. 116016, of Official Records of Wasatch County, Utah.

The right remains with the Grantor or assigns for livestock grazing purposes until the Grantee fences property to keep out all livestock. The responsibility for maintaining said fence shall be Grantees, as per prior contractual agreement.