

120159

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
LONE TREE LAND, L.L.C.
3900 WEST 4050 NORTH
MORGAN, UT 84050

Ent. 110609 Bk. 258 Pg. 181
Date: 31-DEC-2007 4:54PM
Fee: \$20.00 Check
Filed By: CRB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: AMERICAN SECURE TITLE COMPANY

WARRANTY DEED

DONALD J. & LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership
Grantor,

Partnership, organized and existing under the laws of the State of Utah with it's principal office at 4045 WEST
4100 NORTH, MORGAN, County of MORGAN, State of UT
hereby CONVEYS and WARRANTS to

LONE TREE LAND L.L.C, a Utah Limited Liability Company

Grantee,

of MORGAN , County of MORGAN, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in MORGAN county, State of , to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2007 taxes and thereafter.

Subject to Exhibit "B" attached hereto

BY: *Donald J. Whitear General Partner*
DONALD J. WHITEAR, GENERAL PARTNER

BY: *Laraine Whitear General Partner*
LARAINÉ WHITEAR, GENERAL PARTNER

STATE OF UTAH)
) :ss
COUNTY OF MORGAN)

On the 26th day of October, 2007, personally appeared before me DONALD J. WHITEAR & LARAINÉ
WHITEAR , who being duly sworn, did say that they are the GENERAL PARTNERS of the DONALD &
LARAINÉ WHITEAR FAMILY LIMITED PARTNERSHIP, a Utah Partnership and that the foregoing instrument
was signed in behalf of said partnership by authority of a resolution of its Board of Directors, and the said
acknowledged to me that the said partnership executed the same.

[Signature]
Notary Public
My Commission Expires:
Residing at:

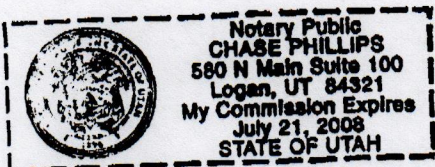


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12 TOWNSHIP 4 NORTH RANGE 1 EAST, SLB&M. T.B. BEGINNING AT THE NORTHEAST CORNER HUB OF THE SAID SECTION 12, (HUB SET BY U.S. BLM. 1952 RESTORATION) & RUNNING THENCE SOUTH 20.11 CHAINS TO THE 40 CORNER; THENCE WEST 23.50 CHAINS; THENCE NORTH 20.11 CHAINS; THENCE EAST 23.50 CHAINS TO THE POINT OF BEGINNING. LESS .52 ACRES CONVEYED TO PETERSON PIPELINE CO. FOR A WATER RESERVOIR AS SHOWN IN BOOK P OF DEEDS AT PAGE 527 OF THE RECORDS OF THE MORGAN COUNTY RECORDERS OFFICE.

01-004-018
00-0001-1823

PARCEL 2: SITUATED IN SECTION 1 TOWNSHIP 4 NORTH RANGE 1 EAST, SLB&M. BEGINNING AT A POINT SOUTH 2140 FEET OF THE EAST QUARTER CORNER OF SECTION 1, THE TRUE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 512.02 FEET TO THE SOUTHEAST CORNER OF SECTION 1 BEING MARKED BY A 3/4 INCH ROD LOCATED IN PETERSON CREEK, THENCE WEST ON SOUTH SECTION LINE A DISTANCE OF 3696.00 FEET; THENCE NORTH A DISTANCE OF 2031.62 FEET; THENCE EAST A DISTANCE OF 1148.00 FEET; THENCE SOUTH A DISTANCE OF 1519.6 FEET; THENCE EAST A DISTANCE OF 2548.00 FEET TO THE POINT OF BEGINNING.

00-004-004-02
00-0001-1468

PARCEL 3: A PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1 TOWNSHIP 4 NORTH RANGE 1 EAST, SLB&M. BEGINNING AT A POINT WHICH BEARS NORTH 72.6 FEET AND WEST 56.35 FEET FROM THE EAST QUARTER SECTION CORNER MONUMENT OF THE SAID SECTION 1, AND RUNNING THENCE WEST 3639.65 FEET; THENCE NORTH 689.7 FEET THENCE EAST 3303.0 FEET TO THE WEST BOUNDARY OF THE WEBER BASIN CANAL R/W; THENCE ALONG SAID BOUNDARY 6 COURSES AS FOLLOWS: S 12°04' EAST 68.8 FEET; THENCE SOUTH 36°17' EAST 286.0 FEET; THENCE SOUTH 53°43' WEST 50.0 FEET; THENCE SOUTH 27°25' EAST 114.3 FEET; THENCE SOUTH 18°17' EAST 106.8 FEET; THENCE SOUTH 33°55' EAST 192.1 FEET TO THE POINT OF BEGINNING.

01-004-002
00-001-1435

PARCEL 4: A PART OF THE NORTH HALF OF SECTION 1 TOWNSHIP 4 NORTH RANGE 1 EAST, SLB&M. T.B. BEGINNING AT A POINT WHICH BEARS NORTH 0°08' WEST 762.3 FEET FROM THE EAST QUARTER SECTION CORNER STONE OF THE SAID SECTION 1 AND RUNNING THENCE WSEST 3696 FEET; THENCE NORTH 892.3 FEET; THENCE EAST 3694.0 FEET TO THE SECTION LINE; THENCE SOUTH 0°08' EAST 982.3 FEET TO THE POINT OF BEGINNING. LESS ANY PORTION LYING EAST OF THE WEST LINE OF THE WEBER BASIN CANAL PROPERTY.

01-004-001
00-001-1419

File No. 120159

EXHIBIT "B"
CONDITIONS AND RESTRICTIONS

This deed is granted to Grantee subject to the covenants, conditions, restrictions, obligations and requirements set forth in Articles IV and V of the **Declaration of Development and Use Restrictions and Grant of Right of First Refusal**, as recorded with entry number **81929** in book **158** at page **381** in the office of the Recorder, Morgan County, Utah.

120159

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
LONE TREE LAND, L.L.C.
3900 WEST 4050 NORTH
MORGAN, UT 84050

Ent 114053 Bk 270 Pg 598
Date: 08-OCT-2008 10:04AM
Fee: \$14.00 Check
Filed By: LRH
BRENDA NELSON, Recorder
MORGAN COUNTY
For: AMERICAN SECURE TITLE COMPANY

WARRANTY DEED

THE DONALD & LARAINÉ WHITEAR FAMILY TRUST, Dated the 28th day of October 1996, LARAINÉ S. WHITEAR, TRUSTEE, Grantor,

of MORGAN, County of MORGAN, State of UT
hereby CONVEY and WARRANTY to

LONE TREE LAND L.L.C, a Utah Limited Liability Company, Grantee,

of MORGAN, County of MORGAN, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in MORGAN county, State of Utah, to-wit

See Attached Exhibit "A"

00-0001-1492

01-004-005

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2007 taxes and thereafter.

WITNESS the hand of said grantor, this 9th day of September, 2008

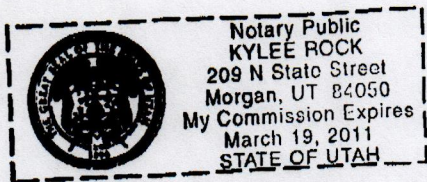
Laraine S. Whitear, Trustee
LARAINÉ S. WHITEAR, TRUSTEE

STATE OF UTAH)
 :ss
COUNTY OF MORGAN)

On the 9 day of September, 2008, personally appeared before me Laraine S. WHITEAR, the Trustee(s) who subscribed the said Trust name to the foregoing instrument, who acknowledged to me that they executed the same in said Trust name and that the said Trust executed the same.

Kylee Rock

Notary Public
Residing at:
My commission expires:



File No. 120159

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 5: IN SECTION 1 TOWNSHIP 4 NORTH RANGE 1 EAST, SLB&M, BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1 AND RUNNING THENCE SOUTH 426.7 FEET; THENCE ALONG A FENCE SOUTH 37°30' WEST 790.0 FEET; THENCE SOUTH 21° EAST 27.0 FEET THENCE LEAVING FENCE WEST 3225.0 FEET; THENCE NORTH 1075.3 FEET; THENCE EAST 3696.0 FEET TO POINT OF BEGINNING. LESS ANY PORTION LYING EAST OF THE WEST LINE OF THE WEBER BASIN CANAL PROPERTY.

01-004-005
00-0001-1492

File No. 120159

EXHIBIT "B"
CONDITIONS AND RESTRICTIONS

This deed is granted to Grantee subject to the covenants, conditions, restrictions, obligations and requirements set forth in Articles IV and V of the **Declaration of Development and Use Restrictions and Grant of Right of First Refusal**, as recorded with entry number **81929** in book **158** at page **381** in the office of the Recorder, Morgan County, Utah.