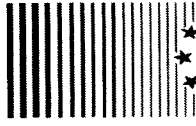


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OLD REPUBLIC
Title Company of Utah

File No.: 04010074 *KC*

RETURN TO: HARUO MIYAGI and YOSHI MIYAGI
PO BOX 157
LEHI, UTAH 84043

QUIT CLAIM DEED

HARUO MIYAGI, grantor of LEHI, County of UTAH, State of UTAH, hereby QUIT CLAIM to HARUO MIYAGI and/or YOSHI MIYAGI, CO-TRUSTEES OF THE H&Y MIYAGI TRUST DATED FEBRUARY 14, 1989, AND TO ANY SUCCESSOR TRUSTEES CONSISTENT WITH SAID TRUST, GRANTEE(S), OF 723 E. 900 N., LEHI, UTAH 84043, grantee of LEHI, UTAH, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in UTAH County, State of UTAH:

FENCE LINE PROPERTY DESCRIPTION:

BEGINNING AT A FENCE CORNER WHICH LIES NORTH 89°31'40" EAST 121.379 FEET ALONG THE SECTION LINE AND NORTH 251.059 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°07'28" WEST 89.29 FEET ALONG A FENCE LINE; THENCE CONTINUING ALONG SAID FENCE LINE NORTH 89°52'34" WEST 457.56 FEET; THENCE CONTINUING FURTHER ALONG SAID FENCE LINE SOUTH 89°52'50" WEST 905.07 FEET TO A FENCE CORNER; THENCE NORTH 00°29'56" WEST 767.53 FEET ALONG A FENCE TO A FENCE CORNER; THENCE NORTH 89°58'37" EAST 1588.66 FEET ALONG A FENCE TO A FENCE CORNER; THENCE SOUTH 00°40'30" EAST 198.26 FEET ALONG A FENCE TO A FENCE CORNER; THENCE SOUTH 55°52'37" WEST 190.85 FEET ALONG A FENCE TO A FENCE CORNER; THENCE SOUTH 03°34'53" EAST 340.02 FEET ALONG FENCE TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID FENCE SOUTH 02°03'42" EAST 119.73 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS AS FOLLOWS:

BEGINNING AT A FENCE CORNER WHICH LIES NORTH 89°31'40" EAST 1573.756 FEET ALONG THE SECTION LINE AND NORTH 1002.196 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 34°22'10" WEST 21.79 FEET; THENCE NORTH 89°56'50" WEST 1309.70 FEET ALONG A FENCE; THENCE NORTH 00°40'30" WEST 18.00 FEET ALONG A FENCE; THENCE SOUTH 89°56'50" EAST 1322.22 FEET ALONG A FENCE TO SAID FENCE CORNER AT POINT OF BEGINNING.

PROPERTY ADDRESS:
1150 WEST 2600 SOUTH, SPRINGVILLE, UTAH 84663

WITNESS the hand of said grantor, this 24th day of May, 2004

Approved and accepted by Grantee(s)

[Handwritten signature]

[Handwritten signature]
HARUO MIYAGI

STATE OF UTAH)
) SS:
COUNTY OF UTAH)

On May 24, 04, personally appeared before me **HARUO MIYAGI**, signer of the foregoing instrument who duly acknowledged to me that he executed the same.

Leslie Buell
Notary Public

My Commission expires: 5-27-07
Residing In: Lehi, UT

