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WHEN RECORDED, RETURN TO:

6386034 2:18 PM 19.00 MANCY WORKMAN RECORDER, SALT LAKE COUNTY, UTAH ASSOCIATED TITLE REC BY: V ASHBY DEPUTY - WI

Ken P. Jones Parsons, Davies, Kinghorn & Peters 185 South State Street, No. 700 Salt Lake City, Utah 84111

D 179482

WARRANTY DEED

Neeleman Investment Company, also known as Neeleman Investment Co., a Utah general partnership, of Salt Lake County, Utah, Grantor, CONVEYS and WARRANTS to Pinecone Properties, L.C., a Utah limited liability company, Grantee, of 1063 East 2100 South, Salt Lake City, Utah 84106, for the sum of TEN DOLLARS and other valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

> See Exhibit "A" attached and incorporated herein by this reference.

This Deed is subject to property taxes for 1996 and thereafter and easements and restrictions of record.

DATED this 14TH day of June, 1996.

Neeleman Investment Company By: P. Moele, General Partner.
Its: Partner

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 14TH day of June, 1996 by DAVID NEELEMAN in his/her capacity as a partner of Neeleman Investment Company, a Utah general partnership.

Residing at: SALT LAKE CITY, UT

My Commission Expires: 09/06/99

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EXHIBIT A (page 1)

PARCEL 1:

BEGINNING on the North line of 2100 South Street at a point North 89°55′47" West 195.14 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey and running thence North 89°55′47" West 30.70 feet; thence North 0°04′09" East 100.00 feet; thence North 89°55′47" West 11.68 feet; thence North 2°34′09" East 122.77 feet; thence South 87°09′36" East 43.84 feet; thence South 2°50′24" West 141.12 feet; thence South 0°01′46" West 79.58 feet to the point of BEGI:NNING.

TOGETHER WITH a right of way approximately 9 feet in width for ingress and egress abutting said property on the East.

PARCEL 2:

BEGINNING at a point North 220.7 feet and West 188.11 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey (basis of bearing: Salt Lake City Engineer's Atlas Map) and running thence North 87°09'36" West 43.84 feet; thence North 2°34'09" East 68.16 feet to the South line of Evergreen Park Subdivision; thence South 89°55'47" East 24.42 feet; thence North 5°04'09" East 163.10 feet; thence South 89°55'47" East 30.00 feet; thence North 5°04'09" East 60.50 feet; thence North 89°55'47" West 30.00 feet; thence North 5°04'09" East 11.99 feet; thence South 89°55'47" East 30.00 feet; thence North 5°04'09" East 125.48 feet to the South line of Hollywood Avenue; thence South 89°55'47" East 14.75 feet; thence South 5°04'09" West 169.14 feet; thence South 89°55'47" East 8.29 feet; thence South 00°04'09" West 29.86 feet; thence South 89°55'47" East 135.00 feet to the West line of 1100 East Street; thence South 00°04'09" West 110.00 feet; thence North 89°55"47" West 119.69 feet; thence South 6°34'07" West 55.35 feet to the North line of said Lot 1; thence North 89°55'47" West 59.19 feet; thence South 2°50'24" West 66.64 feet to the point of BEGINNING.

Subject to a right of way described as follows:

REGINNING at a point 30 feet East from the Northeast corner of Block 4, Evergreen Parl: Subdivision, and running thence East 14.75 feet; thence South 5°04′09" West 198.98 feet more or less; thence West 14.75 feet; thence North 5°04′09" East 60.50 feet; thence West 30 feet; thence North 5°04′09" East 11.99 feet; thence East 30 feet; thence North 5°04′09" West 125.48 feet more or less to the point BEGINNING.

EXHIBIT A (page 2)

TOGETHER WITH a right of way for ingress and egress described as follows:

BEGINNING at a point North 0°04′09" East 131.10 feet and North 89°55′47" West 192.71 feet from Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey, and running thence North 2°50′24" East 156.19 feet to the North line of said Lot 1; thence South 89°55′47" East 17.88 feet; thence South 2°50′24" West 156.19 feet; thence North 89°55′47" West 17.88 feet to the point of BEGINNING.

PARCEL 3:

BEGINNING North 89°55'47" West 186.14 feet from the Southeast corner of Lot 1, Block 1, Five Acre Plat "A", Big Field Survey; thence North 89°55'47" West 9 feet; thence North 0°01'46" East 79.58 feet; thence North 2°50'24" East 51.48 feet; thence South 89°55'47" East 12.29 feet; thence South 2°34'09" West 131.22 feet to the point of BEGINNING.

namenga pakan terjiga nganggan kati bagara katalong adapah terjangan danggan danggan anggan danggan dan baga