

WHEN RECORDED, MAIL TO:

H. Michael Keller, Esq.
Van Cott, Bagley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Salt Lake City, Utah 84144

WARRANTY DEED

W 22487

RIVERSIDE INDUSTRIES, INC., an Oklahoma corporation, Grantor, having a mailing address of Suite 307 Carillon Plaza West, 13601 Preston Road, Dallas, Texas 75240, hereby CONVEYS AND WARRANTS to INTERNATIONAL AQUACULTURE TECHNOLOGIES, L.L.C., a Utah limited liability company, Grantee, having a mailing address at 791 South 9300 West, Ogden, Utah 84404, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Weber County, State of Utah:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT WHICH IS 25 FEET NORTH 89 DEG. 50 MIN. EAST AND NORTH 0 DEG. 02 MIN. 24 SEC. EAST 50 FEET FROM THE INTERSECTION OF THE CENTERLINE OF 900 SOUTH STREET (BEING THE SOUTH SECTION LINE OF SECTION 17) AND THE WEST LINE OF THE EAST 1/2 OF SECTION 17; RUNNING THENCE NORTH 89 DEG. 50 MIN. EAST ALONG THE NORTH LINE OF 900 SOUTH STREET 949.8 FEET TO THE WESTERLY LINE OF 9300 WEST STREET; THENCE NORTH 0 DEG. 02 MIN. 24 SEC. EAST ALONG THE WESTERLY LINE OF 9300 WEST STREET 2219.25 FEET; THENCE SOUTH 89 DEG. 50 MIN. WEST 949.80 FEET TO THE CENTERLINE OF EASEMENT AS DEEDED IN BOOK 1229, PAGE 641, PARCEL 1, SAID POINT BEING ON EAST LINE OF THE PROPERTY DEEDED TO THE WESTERN ZIRCONIUM INC., IN BOOK 1265, PAGE 698; THENCE SOUTH 0 DEG. 02 MIN. 24 SEC. WEST ALONG SAID EASTERLY LINE 2219.25 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT OVER THE WESTERLY 15 FEET AS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION AS GRANTED IN BOOK 1229, PAGE 641 OF RECORDS.

10-038-0011

E# 1364244 BK1772 PG1213
DOUG CROFTS, WEBER COUNTY RECORDER
19-SEP-95 1050 AM FEE \$17.00 DEP MH
REC FOR: MOUNTAIN.VIEW.TITLE

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT IN THE CENTER OF A SPUR RAIL SAID POINT BEING 24.85 FEET NORTH 89°50' EAST ALONG THE SECTION LINE AND 1181.94 FEET NORTH 0°02'24" EAST FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE NORTH 0°02'24" EAST 255.62 FEET ALONG THE CENTERLINE OF SAID SPUR RAIL; THENCE NORTH 89°45'54" EAST 268.03 FEET TO AN EXISTING FENCE LINE EXTENDED; THENCE SOUTH 1°16'45" WEST 255.71 FEET ALONG SAID FENCE AND FENCE LINE EXTENDED; THENCE SOUTH 89°45'54" WEST 262.50 FEET TO THE POINT OF BEGINNING. (CONTAINING 1.557 ACRES MORE OR LESS)

RESERVING UNTO GRANTOR a perpetual nonexclusive easement twenty-five (25) feet in width for ingress, egress, and utilities over and across the property conveyed hereunder, the centerline of which meanders along a paved road and paved parking lot upon the subject property extending from 9300 West Street in an east and west direction to the property excepted from the conveyance of this Warranty Deed. Such easement shall be a benefit to the property excepted from the conveyance of this Warranty Deed and shall be a right appurtenant thereto. The easement may be relocated in the reasonable discretion of the Grantee, so long as the following conditions are satisfied: (i) Grantee bears all costs of relocation; (ii) the new easement provides a reasonably direct route to the excepted parcel from 9300 West Street; (iii) the relocated easement granted to Grantor shall have the same condition of title as the easement reserved herein; and (iv) Grantee shall provide, at Grantee's sole expense, a road surface across the relocated easement sufficiently compacted to support year-round access by vehicles and equipment to the excepted parcel.

ALSO SUBJECT TO taxes and assessments for the year 1995 and thereafter and all easements, covenants, restrictions, rights of way, and reservations appearing of record, including without limitation the following:

- (a) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- (b) Said property is included within the boundaries of the Warren-West Warren Cemetery, Weber County Schools, Weber County Fire Protection Service Area No. 4, and Weber County Service Area No. 5 West Warren Park, and is subject to any charges and assessments levied by them.
- (c) An Easement for existing railroad and transportation purposes over and upon said property, as reserved for Southern Pacific Transportation Company, in Book 1062, Page 866. The interest of Southern Pacific Transportation Company in and to said Easement was later conveyed to Southern Pacific Industrial Development Company, a Texas corporation, by

virtue of that certain Quit-Claim of Easement recorded in Book 1229, Page 638 of Weber County Records.

(d) Easement and conditions contained therein:
Grantor: Southern Pacific Industrial Development Company, a Texas corporation
Grantee: Southern Pacific Transportation Company, a Delaware corporation
Purpose: For railroad, transportation and communication purposes as said Grantee may require upon, over, under, and across the described land.
Entry No. 731158; Book 1229; Page 641.

(e) Grant of Easement:
Dated: March 6, 1980
Grantor: Riverside Industries, Inc., a corporation
Grantee: Weber County Industrial Service Area No. 1
Location: Affects of the South twenty-five (25) feet of property.
Purpose: A perpetual easement hereinafter described to reconstruct, operate, repair, replace, and maintain a sanitary sewer line in, over, upon, across, and through those portions of Grantor's said land lying in Weber County.
Recorded March 7, 1980
Entry No. 805150; Book 1347; Page 392.

(f) Overhead Powerline Easement along 900 South Street, as disclosed by visual inspection of said properties.

(g) Mineral lands withheld from transfer by the USA in that certain Patent recorded December 30, 1965 as Entry No. 466465, in Book 825, at Page 541, Weber County Recorder's Office.

(h) Subject to a Warranty Deed granting and conveying unto Basin Land and Livestock Company, a Utah corporation, excepting and reserving to Grantor 1/2 of the mineral rights at a depth below 500 feet at any point on the surface of the lands hereby conveyed, recorded December 30, 1965 as Entry No. 466465, in Book 825, at Page 541, Weber County Recorder's Office.

Subject to a Quit Claim Deed granting and conveying unto Basin Investment Company, a limited partnership, any and all minerals, oil, gas, hydro carbon and geothermal rights appurtenant to the land described herein, recorded February 19, 1980 as Entry No. 803495, in Book 1344, at Page 733, Weber County Recorder's Office.

(i) Subject to a Grant Deed by and between Southern Pacific Industrial Development Company, a Texas corporation, as grantor, and Riverside Industries, Inc., a corporation, as grantee, whereby Grantor excepts from the property hereby conveyed that portion thereof lying below a depth of 500 feet, measured vertically, from the contour of the surface of said property; however, Grantor or its successors and assigns shall not have the right for any purposes whatsoever to enter upon, into, or through the surface of said property or any part thereof lying between said surface and 500 feet below said surface, recorded March 3, 1980 as Entry No. 804598, in Book 1346, at Page 451, Weber County Recorder's Office.

(j) Ordinance:
Dated: July 26, 1979
Purpose: Prohibiting the discharge of firearms
Recorded July 26, 1979
Entry No. 784492; Book 1314; Page 830.

(k) Any matters arising through the acts or omissions of Grantee or those acting on behalf of Grantee or its successors or assigns.

WITNESS the hand of said Grantor as of the 15th day of September, 1995.

RIVERSIDE INDUSTRIES, INC., an
Oklahoma corporation,

By Thomas R. Anderson
Its Pres

STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 15th day of September, 1995, by Thomas R. Anderson, the President of RIVERSIDE INDUSTRIES, INC., an Oklahoma corporation.



Janice Dame
Notary Signature and Seal