

SPECIAL WARRANTY DEED

Weber County, a body corporate and politic of the State of Utah, and through its duly elected clerk and with the approval of the Board of Weber County Commissioners hereby conveys and warrants against all those claiming by, through or under it, to Nutraceutical Corporation, whose address for purposes hereof is 1104 Country Hills Drive, Suite 30, Ogden, UT 84403, County of Weber, State of Utah, for the sum of Ten Dollars (\$10) and other good and valuable consideration, the following described property:

15-097-0013 (15-097-0002) ^T LEGAL DESCRIPTION 15-097-0002

Beginning at the Northeast Corner of Lot 14, of Section 36, Township 6 North, Range 2 West, Salt Lake Base and Meridian;

Said point being located North 00°17'06" East 429.40 feet along the monumented quarter section line to the Northwest Corner of said Lot 14, and South 89°24'07" East 763.52 feet along the north line of said Lot 14 to said northeast corner of Lot 14, from the Monumented Center quarter Corner of said Section 36,

Thence South 43°26'02" West 29.05 feet, along the east line of said Lot 14 same being the occupied west right of way line of Midland Drive, to an intersection with a line located 25 feet radially distant northwesterly from the centerline of the existing spur line tracks of the Sugar Work Spur of the O.S.L.R.R., and the West right of way line of Midland Drive, and said right of way of Midland Drive being located northwesterly 116 feet perpendicularly distant from an extention of the centerline of the remaining portion of the tracks of the "Oregon Short Line Railroad;

Thence along the arc of a curve to the right 414.71 feet, having a radius of 623.05 feet and a chord bearing and distance of North 86°24'09" West 407.10 feet to the north line of said Lot 14, said curve being 25 feet radially distant northerly from the centerline of the existing spur line tracks of the Sugar Work Spur of the O.S.L.R.R.,

Thence South 89°24'07" East 426.29 feet along the north line of said surveyed Lot 14 to the point of beginning. Containing 0.318 acres more or less.

Subject to the rights of the Sugar Work Spur of the O.S.L.R.R., as per contract between Joseph Clark and the O.S.L.R.R. dated May 30, 1898 as referenced on rail road map on file in the Weber County Surveyor's Office, and also subject to the rights of the O.S.L.R.R. as successor to the Utah Central Rail Road as per Act of Congress December 15, 1870.

WITNESS the hands of Grantor(s) this 9th day of September, A.D. 1996



[Signature]

UNDER SEAL OF WEBER COUNTY CLERK

[Signature]

Approved by Bruce H. Anderson, Chair
Board of County Commissioners

MAIL DEED TO:

MAIL TAX NOTICE TO:

Nutraceutical Corporation
1104 Country Hills Drive, Suite 30
Ogden, UT 84403

Nutraceutical Corporation
1104 Country Hills Drive, Suite 30
Ogden, UT 84401

E# 1437678 BK1832 PG2109
DOUG CROFTS, WEBER COUNTY RECORDER
30-OCT-96 904 AM FEE \$10.00 DEP MH
REC FOR: FIRST.AMERICAN.TITLE

12621 - 3011
ORDER