

WHEN RECORDED, MAIL TO:

38 BATH NMC
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03.041-0021, 0022, 0023
03.038-0022

Space Above for Recorder's Use

1472342 2418 424

Warranty Deed

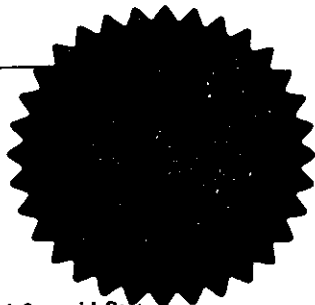
Morad Jacob and Rivka Jacob, his wife, grantors, whose address is 4 Hatebek Road, Ramat Hasharon, Israel, hereby CONVEY and WARRANT to TOWN CENTER L.L.C., a Utah limited liability company, grantee, whose address is: 5445 South 900 East, Salt Lake City, Utah 84117, for the sum of ten dollars and other valuable consideration, the following described tract of land in Davis County, State of Utah, to-wit:

See attached Exhibit "1"

Witness the hands of said grantors, this II day of December, 1998.

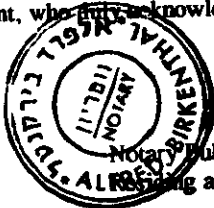
Morad Jacob
Morad Jacob

Rivka Jacob
Rivka Jacob



STATE OF ISRAEL)
) :ss
COUNTY OF _____)

On the II day of December, 1998, before me, a Notary Public in and for said State, personally appeared Morad Jacob and Rivka Jacob, his wife, known or identified to me to be the signers of the above instrument, who have acknowledged to me that they executed the same.



Alfred Birkenenthal
Notary Public ALFRED BIRKENTHAL
Residing at: ISRAEL, RAMAT HASARON, TACHKEMONI 6

My Commission Expires:

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PARCEL 1: BEGINNING ON THE EASTERLY LINE OF A HIGHWAY (HIGHWAY #106) 46.0 FEET PERPENDICULARLY DISTANCE EASTERLY FROM THE CENTERLINE THEREOF AT A POINT WHICH IS GIVEN AS WEST 1826.73 FEET ALONG THE SECTION LINE AND SOUTH 31°15'30" WEST 26.08 FEET ALONG A STREET AND WEST 488.46 FEET AND NORTH 27°01' EAST 95.83 FEET ALONG THE EASTERLY LINE OF SAID HIGHWAY FROM THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN THE CITY OF BOUNTIFUL, AND RUNNING THENCE SOUTHEASTERLY 25.48 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS BEARS SOUTH 63°03'23" EAST) TO THE POINT OF TANGENCY WITH A 460.0 FOOT RADIUS CURVE TO THE LEFT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 168.26 FEET (RADIUS BEARS NORTH 19°37'02" EAST) THENCE NORTH 88°39'34" EAST 281.94 FEET ALONG SAID STREET TO A POINT ON A 30.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 30.09 FEET (RADIUS BEARS NORTH 01°20'26" WEST) ALONG SAID STREET TO THE WESTERLY LINE OF MAIN STREET, THENCE NORTH 31°11'30" EAST 634.19 FEET ALONG THE WESTERLY LINE OF A 5 ROD ROAD, THENCE NORTH 88°18'40" EAST 9.93 FEET ALONG AN ANGLE CORNER IN SAID ROAD TO THE WESTERLY LINE OF A 4 ROD STREET, THENCE NORTH 31°11'30" EAST 792.89 FEET ALONG THE WESTERLY LINE OF SAID STREET TO THE SOUTH LINE OF 1500 SOUTH STREET, THENCE SOUTH 89°46' WEST 624.15 FEET ALONG THE SOUTH LINE OF SAID STREET TO THE EASTERLY LINE OF SAID HIGHWAY, THENCE SOUTH 26°55' WEST 1336.94 FEET ALONG THE EASTERLY LINE OF SAID HIGHWAY TO POINT OF BEGINNING.

PARCEL 2: BEGINNING ON THE NORTH LINE OF A STREET (1500 SOUTH) NORTH 925,994.899 AND EAST 1,893,194.32 UTAH STATE COORDINATE SYSTEM (CENTRAL ZONE)' SAID POINT IS ALSO GIVEN AS WEST 316.0 FEET (FORMERLY SOUTH 89°51' WEST 316.0 FEET) ALONG SAID STREET FROM THE SOUTHEAST CORNER OF LOT 5, BLOCK K, NORTH MILL CREEK PLAT BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, (CORNERS NOT IN PLACE) AND RUNNING THENCE NORTH 0°04'00" EAST 367.64 FEET (FORMERLY NORTH 0°27' EAST 367.64 FEET) THENCE SOUTH 89°49'30" WEST 123.94 FEET (FORMERLY NORTH 89°47'30" WEST 121.20 FEET) TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 106, THENCE SOUTH 26°48'30" WEST ALONG SAID RIGHT OF WAY LINE 398.22 FEET (FORMERLY SOUTH 26°55' WEST 400.00 FEET) THENCE SOUTH 00°14'00" EAST 13.08 FEET TO THE NORTH LINE OF SAID STREET (1500 SOUTH) (FORMERLY SOUTH 0°09' EAST 12.18 FEET) THENCE NORTH 89°46'00" EAST ALONG SAID STREET 303.06 FEET (FORMERLY NORTH 89°51' EAST 299.36 FEET) TO THE POINT OF BEGINNING.

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