

GRANTEE'S ADDRESS
B2RG INC.
P.O. Box 1068
Clearfield, UT 84015

E 1400023 B 2653 P 862
SHERYL L. WHITE, DAVIS CNTY RECORDER
2000 JUN 27 4:59 PM FEE 13.00 DEP REC
REC'D FOR ASPEN TITLE INSURANCE AGENCY L

Order No. D-10649

nr 35 50 310
14-069-0050pt

WARRANTY DEED

SUNSET, LC, a Utah Limited Liability Company,

of Bountiful,

County of Davis,

State of Utah,

Grantor

CONVEYS and WARRANTS to

B2RG INC., a Utah Corporation,

Grantee

of Clearfield,

County of Davis,

State of Utah,

for the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations-----
the following described tract of land in Davis County, State of Utah, to wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A
PART HEREOF.

Part of Serial No. 14-069-0050

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and 2000 taxes and thereafter.

WITNESS the had of said grantor, this 26th day of June, 2000.

SUNSET, LC

By: [Signature]
Dee A. Winegar, Managing Member

By: [Signature]
William S. Winegar, Managing Member

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

On the 26th day of June, 2000, personally appeared before me Dee A. Winegar and William S. Winegar, Managing Members of SUNSET, LC, a Utah Limited Liability Company, the signers of the within instrument who duly acknowledged to me that they executed the same.

[Signature]
Notary Public

My Commission Expires: 3-21-2004

Residing at: Roy, Utah

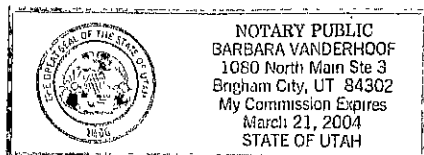


EXHIBIT "A"

BEGINNING AT A POINT WHICH IS NORTH 89 DEG. 56' WEST 1,575.02 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 43'30" EAST 336.04 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89 DEG. 56' EAST 102.87 FEET, THENCE ALONG THE NORTHERLY BOUNDARY OF SCOTTS-DALE SUBDIVISION IN THE FOLLOWING TWO COURSES: SOUTH 0 DEG. 04' WEST 76.00 FEET, SOUTH 62 DEG. 04'37" WEST 186.52 FEET, THENCE NORTH 60 DEG. 12'42" EAST 73.32 FEET ALONG THE NORTHERLY FACE OF A CINDER BLOCK WALL, THENCE NORTH 0 DEG. 43'30" WEST 127.05 FEET TO THE POINT OF BEGINNING.

14-012-0050 pt

RIGHT OF WAY BEING 10 FEET WIDE AND ENTIRELY WEST OF THE FOLLOWING DESCRIBED EAST LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF 1300 NORTH STREET (A 66 FOOT WIDE ROAD) WHICH IS NORTH 89 DEG. 56' WEST 1,564.56 FEET ALONG THE SECTION LINE AND SOUTH 0 DEG. 04' WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING SOUTH 0 DEG. 43'30" EAST 303.03 FEET.

RESERVING UNTO THE GRANTORS A BUILDING RESTRICTION. THE WESTERLY 15 FEET OF THE ABOVE DESCRIBED PROPERTY IS A NON-BUILDABLE AREA AND NOTHING CAN ENCROACH WITHOUT THE WRITTEN CONSENT OF THE GRANTORS.

I HEREBY ACCEPT THE TERMS AND CONDITIONS OF THE FOREGOING INSTRUMENT.

B2RG INC.

By: *R. Ben Bain*
R. Ben Bain, President, Grantee

STATE OF UTAH

COUNTY OF DAVIS

ON THE 23RD DAY OF JUNE, 2000, PERSONALLY APPEARED BEFORE ME R. BEN BAIN, WHO BEING BY ME DULY SWORN DID SAY, THAT HE, THE SAID R. BEN BAIN IS THE PRESIDENT, OF B2RG INC. AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID R. BEN BAIN DULY ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

Barbara Vanderhoof
Notary Public

My commission expires: 3-21-2004

Residing at: Roy, Utah

