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WHEN RECORDED RETURN TO:

Steven A. Barnes
6477 South Cottonwood Street
Murray, Utah 84107

ENT 17262 BK 3642 PG 256
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 MAR 21 2:30 PM FEE 14.00 BY MB
RECORDED FOR TITLE WEST TITLE CO

WARRANTY DEED

NORTH VALLEY INVESTMENT GROUP, a Utah general partnership, Grantor hereby CONVEYS AND WARRANTS to STEVEN A. BARNES and LINDA C. BARNES, as joint tenants, Grantee, for the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

Lot 28, Lot 29 and Lot 30, Plat G, Utah Valley
Business Park as set forth in the official Plat
recorded in the official records of the Utah
County Recorder.

Subject to 1995 taxes and assessments.

Subject to assessments and restrictions of record, including those easements, rights of way and restrictions shown on the Official Plat thereof.

Reserving therefrom a ten-foot public utility easement along the easterly boundary of Lot 28.

WITNESS the hands of said Grantor, as of the 15 day of March, 1995.

NORTH VALLEY INVESTMENT GROUP,
a Utah general partnership

By: W. Richards Woodbury
W. Richards Woodbury, Attorney-in-Fact

By: Roy A. Hammond
Roy A. Hammond, Attorney-in-Fact

By: Joe R. Birrell
Joe R. Birrell, Attorney-in-Fact

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TW 2082

PARTNERSHIP ACKNOWLEDGEMENT

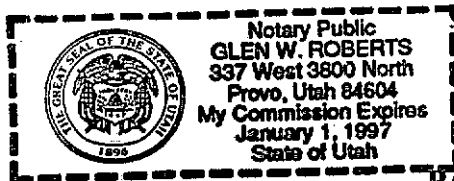
STATE OF UTAH)

ENT 17262 BK 3642 PG 257

:SS.

COUNTY OF SALT LAKE)

On this 15 day of March, 1995 before me personally appeared W. RICHARDS WOODBURY, personally known to me and being by me duly sworn, did say that he is a Attorney-in-Fact of NORTH VALLEY INVESTMENT GROUP, and that the within instrument was executed by him, for and on behalf of said partnership.



Glen W. Roberts
Notary Public

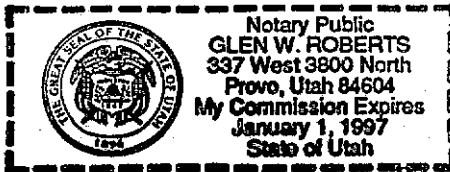
PARTNERSHIP ACKNOWLEDGEMENT

STATE OF UTAH)

:SS.

COUNTY OF Utah)

On this 15 day of March, 1995 before me personally appeared ROY A. HAMMOND personally known to me and being by me duly sworn, did say that he is a Attorney-in-Fact of NORTH VALLEY INVESTMENT GROUP, and that the within instrument was executed by him, for and on behalf of said partnership.



Glen W. Roberts
Notary Public

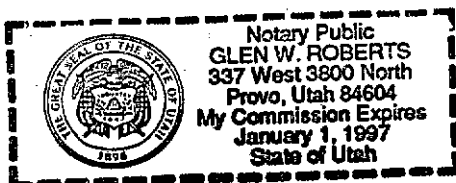
PARTNERSHIP ACKNOWLEDGEMENT

STATE OF UTAH)

:SS.

COUNTY OF Utah)

On this 15 day of March, 1995 before me personally appeared JOE R. BIRRELL personally known to me and being by me duly sworn, did say that he is a Attorney-in-Fact of NORTH VALLEY INVESTMENT GROUP, and that the within instrument was executed by him, for and on behalf of said partnership.



Glen W. Roberts
Notary Public