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SHERYL L. WHITE, DAVIS CNTY RECORDER
2002 MAR 15 3:12 PM FEE 10.00 DEP MT
REL'D FOR WESTERN STATES TITLE COMPANY

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to GRANTEE Address: 3740 SOUTH MONTEKEY CIRCLE, BFFL

SPECIAL WARRANTY DEED
(Corporate form)

KIMWELL CORPORATION

_____, Corporation
organized and existing under the laws of the State of Utah, with its principal office
at BOUNTIFUL, of County of DAVIS, State of
Utah, GRANTOR, hereby CONVEYS AND WARRANTS TO

STS INVESTMENTS L.L.C., A UTAH LIMITED LIABILITY COMPANY

_____ grantee
of BOUNTIFUL, UTAH for the sum of
VALUABLE CONSIDERATION AND TEN ----- DOLLARS,

the following described tract of land in DAVIS County,
State of Utah:

ALL OF LOT 1, HANSEN SUBDIVISION, A SUBDIVISION LOCATED IN THE
SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST,
SALT LAKE MERIDIAN, ALSO BEING PART OF LOT 13, OF THE NORTH SALT
LAKE INDUSTRIAL PART - PLAT "A", IN THE CITY OF NORTH SALT LAKE,
DAVIS COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

01-214-0001

The officers who sign this deed hereby certify that this deed and the
transfer represented thereby was duly authorized under a resolution duly adopted by
the board of directors of the grantor at a lawful meeting duly held and attended by
a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be
hereunto affixed by its duly authorized officers this 14TH Day of
MARCH, A.D. 2002

Signed in the Presence of

KIMWELL CORPORATION

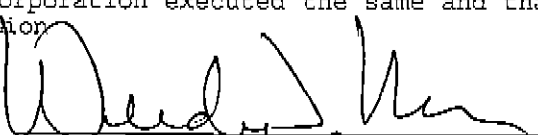

VICTOR M. KIMBALL,
VICE PRESIDENT

STATE OF UTAH,

County of DAVIS

} ss.

On the 14TH day of MARCH 2002, A.D.,
personally appeared before me, VICTOR M. KIMBALL, and
who being by me duly sworn did say, each for himself, that he, the said
VICTOR M. KIMBALL, is the VICE President, and he, the said
is the secretary of KIMWELL CORPORATION, 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 _____ and
each duly acknowledged to me that said corporation executed the same and that the
seal affixed is the seal of said corporation.


Notary Public.

My commission expires 6-15-03 Residing in Centerville, Utah