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When Recorded Mail To: ENTRY NO. 174208 DATE 7-26-94 TIME 14:22 FEE 26.00
RUSSELL W. PRICE RECORDED FOR STEVEN R. SKABELUND BOOK 282 PAGE 284-287
1020 South Stringtown Road RECORDER JOE DEAN HUBER BY SHIRLEY B. BLEAZARD
Midway, UT 84049

WARRANTY DEED

RUSSELL W. PRICE and VEON PRICE as individuals and RUSSELL W. PRICE and VEON PRICE Trustee of the PRICE FAMILY TRUST U/A/D April 19, 1991, grantors of Midway, Wasatch County, State of Utah, hereby WARRANT AND CONVEY all of their interest to RUSSELL W. PRICE and VEON PRICE, Managing Members, RUSSELL W. PRICE PROPERTIES, L.C., grantee of 1020 South Stringtown Road, Midway, Utah 84049, for the sum of \$10.00, and other valuable consideration, in the following described tract of land in Wasatch County, State of Utah:

See Exhibit A attached hereto and incorporated herein.

The Grantee has full power to sell, mortgage, or otherwise hypothecate the property described.

WITNESS the hand of said grantors, this 15 day of July, A.D. one thousand nine hundred and ninety-four.

Russell W. Price
RUSSELL W. PRICE, individually
and as Trustee

Veon Price
VEON PRICE, individually
and as Trustee

STATE OF UTAH)
COUNTY OF UTAH) ss.

On the 15 day of July, 1994, personally appeared before me, RUSSELL W. PRICE and VEON PRICE, individually and as Trustee, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

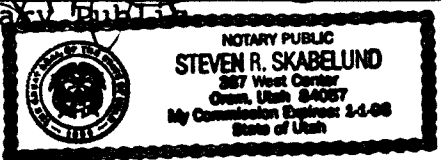
Steven R. Skabelund
Notary Public


EXHIBIT A

PARCEL 1:

Beginning at the Southwest coner of the Northwest quarter of the Southeast quarter of Section 3, in Township 4 South of Range 4 East of the Salt Lake Base and Meridian; and running thence North 140 feet; thence East 133 feet; thence North 129 feet; thence East 551 feet; thence North 194 feet; thence East 220 feet; thence North 857 feet; thence East 251 feet; thence South 80 rods; thence West 70 rods to the place of beginning.

TOGETHER with all water rights used upon or appurtenant to the above described property including 16 shares of the Midway Irrigation Company capital stock.

TOGETHER with all improvements thereon and appurtenances belonging to the above described lands including all easements and rights-of-way heretofore and now used upon or in connection with said land.

PARCEL 2:

Beginning 441 feet North of the Southwest corner of the Northwest quarter of Section 11, Township 4 South, Range 4 East, Salt Lake Meridian; thence North 84 degrees 53' East 368 feet; thence on regular curve to right having radius of 1960.1 feet and distance of 666 feet as measured on arc of curve; thence South 75 degrees 39' East 307 feet; thence North 24 degrees 15' West 906.24 feet; thence North 89 degrees 12' West 14.53 chains; thence South 747.02 feet to the place of beginning. Area: 17.51 acres, more or less.

PARCEL 3:

Beginning 8.57 chains North and 9.98 chains West of the Southeast Corner of the Southwest Quarter of Section 2, Township 4 South, Range 4 East, Salt Lake Meridian; thence North 26 degrees 30' East 10 chains; thence West 10 chains; thence South 26 degrees 30' West 10 chains; thence East 10 chains to the place of beginning. Area: 10 acres, more or less.

PARCEL 4:

Beginning 44.68 rods North of the Southwest Corner of Section 2, Township 4 South, Range 4 East, Salt Lake Meridian; thence North 80.82 rods; thence East 32 rods; thence South 20.02 rods; thence South 38 degrees 04' West 10.72 rods; thence South 27.12 rods; thence South 89 degrees 12' East 1.72 rods; thence South 17 degrees 20' West 28.24 rods; thence West 19 rods, more or less, to the place of beginning. Area: 13.28 acres, more or less.

PARCEL 5:

Beginning 58.0 feet south of the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; and running thence East 101.5 feet; thence North 223.0 feet to the North line of grantors' property; thence West 266.5 feet to West line of grantors' property; thence South 223.0 feet; thence East 165.0 feet, more or less, to beginning.

TOGETHER with an undivided two-thirds interest in and to one and one-half share of stock in the Midway Irrigation Company.

PARCEL 6:

Beginning at a point 75 links West from the Northeast corner of the Southeast quarter of Section 3, Township 4 South, Range 4 East, SLB&M; and running thence South 20.00 chains; thence West 9.70 chains; thence North 20.30 chains; thence West 12.05 chains; thence North 2.20 chains; thence East 21.75 chains; thence South 2.50 chains to the point of beginning, containing 24.46 acres.

Also beginning at a point 10.45 chains West from the Northeast corner of the Southeast quarter of the Southeast quarter of Section 3, Township 4 South, Range 4 East, SLB&M; and running thence North 20.30 chains; thence West 12.05 chains; thence South 20.30 chains; thence East 12.05 chains to the place of beginning. Containing 24.46 acres.

TOGETHER with all water and water rights appurtenant to said land, expressly including 61 shares of the capital stock of the Midway Irrigation Company.

LESS AND EXCEPTING COMMENCING 75 links West and North 878.0 feet from the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian, and running thence West 236.69 feet; thence South 878.0 feet; thence East 236.69 feet; thence North 878.0 to the point of beginning.

PARCEL 7:

Beginning at a point 40 rods North of the Southeast corner of the Southwest quarter of Section 3, in Township 4 South of Range 4 East of the Salt Lake Meridian; and running thence West 80 rods; thence North 59.50 rods; thence East 80 rods; thence South 59.50 rods to the place of beginning.

ALSO THE TRACT: Beginning 40 rods South from the Northeast corner of the Southwest quarter of Section 3, in Township 4 South of Range 4 East of the Salt Lake Meridian; and running thence South 20 1/2 rods; thence West 80 rods; thence North 20 1/2 rods; thence East 80 rods to the place of beginning.

ALSO THE TRACT: Beginning 15.65 chains East and 0.35 chains South 0 degrees 48' West from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 10, Township 4 South of Range 4 East of the Salt Lake Meridian; and running thence South 89 degrees 12' East 620.26 feet; thence South 0 degrees 48' West 648.90 feet; thence North 89 degrees 12' West 160 feet; thence South 0 degrees 48' West 120 feet; thence North 89 degrees 12' West 12.46 rods; thence Northwest on a straight line to the beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging, including fifty-two (52) shares of Midway Irrigation Company capital stock.