

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of Craig S. Larson, 2511 S West Temple, SLC, UT 84115

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to Grantee Address 2511 S West Temple, SLC, UT 84115

Quit-Claim Deed

James L. Sorenson, aka James LeVoy Sorenson, grantor,
of Salt Lake City, County of Salt Lake, State of Utah, hereby
QUIT-CLAIM S to

JLS PROPERTIES, L.L.C., grantee,
of Salt Lake City, UT

Ten dollars and other good and valuable consideration _____ for the sum of
the following described tracts of land in Wasatch _____ DOLLARS,
State of Utah: _____ County,

See Exhibit "A", attached hereto and incorporated herein by this reference.

All property conveyed herein is conveyed subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

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WASATCH COUNTY RECORDER-JOE DEAN HUBER
1994 DEC 30 10:25 AM FEE \$125.00 BY MHE
REQUEST: WINTERTON DEED

WITNESS the hand of said grantor, this twenty-ninth day of
December, A.D., one thousand nine hundred and ninety-four

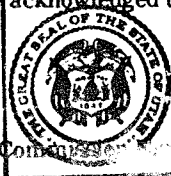
Signed in the presence of

James L. Sorenson
(aka James LeVoy Sorenson)

STATE OF UTAH }
COUNTY OF Salt Lake } ss.

On the 29th day of December, 19 94, personally appeared before me

James L. Sorenson, aka James LeVoy Sorenson, the signer of the within instrument, who
duly acknowledged to me that he is the same.



BENNY R. SMITH
2511 South West Temple
Salt Lake City, Utah 84115
My Commission Expires
June 3, 1996

Benny R. Smith
Notary Public

Residing at: SALT LAKE

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EXHIBIT "A"

PARCEL 1:

The Southeast quarter of the Southeast quarter of Section 31, Township 2 South, Range 5 East, Salt Lake Base and Meridian

PARCEL 2:

The South one-half of the Southwest quarter; and the Southeast quarter of Section 32, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 3:

The West one-half of Section 4, Township 3 South, Range 5 East, Salt Lake Base and Meridian, excepting therefrom the following:

BEGINNING at the Southwest corner of said Section 4; and running thence East 1212 feet; thence North 538 feet; thence West 1212 feet; thence South 538 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Right of Way for ingress and egress, being more particularly described as follows:

BEGINNING at a point which is 513 feet North of the Southwest corner of said Section 4; and running thence North 50 feet; thence East 1212 feet; thence South 50 feet; thence West 1212 feet to the point of BEGINNING.

PARCEL 4:

All of Section 5, Township 3 South, Range 5 East, Salt Lake Base and Meridian; excepting therefrom the following described 3 tracts of land, and Rights of Way, used in connection therewith:

EXCEPTION NO. 1:

BEGINNING at the Southeast corner of said Section 5; and running thence West 404 feet; thence North 538 feet; thence East 404 feet; thence South 538 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Right of Way for ingress and egress, being more particularly described as follows:

BEGINNING at a point 513 feet North of the Southeast corner of said Section 5; and running thence North 50 feet; thence West 404 feet; thence South 50 feet; thence East 404 feet to the point of BEGINNING.

EXCEPTION NO. 2:

BEGINNING at a point 808 feet West of the Southeast corner of said Section 5; and running thence West 808 feet; thence North 538 feet; thence East 808 feet; thence South 538 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Right of Way for ingress and egress, being more particularly described as follows:

BEGINNING at a point 513 feet North, and 808 feet West of the Southeast corner of said Section 5; and running thence West 808 feet; thence North 50 feet; thence East 808 feet; thence South 50 feet to the point of BEGINNING.

EXCEPTION NO. 3:

BEGINNING at a point which is 1664 feet North, and 2045 feet West of the Southeast corner of said Section 5; and running thence South 539 feet; thence West 404 feet; thence North 539 feet; thence East 404 feet to the point of BEGINNING.

SUBJECT TO AND TOGETHER WITH a Right of Way for ingress and egress, being more particularly described as follows:

BEGINNING at a point 1150 feet North and 2045 feet West of the Southeast corner of said Section 5; and running thence South 50 feet; thence West 404 feet; thence North 50 feet; thence East 404 feet to the point of BEGINNING.

PARCEL 5:

The East one-half of the East one-half; and the Southwest quarter of the Southeast quarter of Section 6, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 6:

All that portion of Section 7, Township 3 South, Range 5 East, Salt Lake Base and Meridian, lying Easterly of the Old Highway Right of Way, excepting therefrom, the following described tracts:

The North one-half of the Northeast quarter of the Northwest quarter of Section 7, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

ALSO EXCEPTING THEREFROM: BEGINNING at a point 12.61 chains North and 5.64 chains West of the Southeast corner of the Southwest quarter of said Section 7; and running thence West 6.375 chains; thence North 7.87 chains; thence East 6.375 chains; thence South 7.87 chains to the point of BEGINNING.

PARCEL 7:

All of Section 8, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 8:

All of Section 9, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 9:

The West one-half of the West one-half; and the Southeast quarter of the Southwest quarter of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 10:

The West one-half of Section 15, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 11:

All of Section 17, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 12:

The North one-half of the Northeast quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

ALSO: BEGINNING at the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 45°15' West 520 feet; thence North 19°45' West 232 feet; thence North 38°15' West 405 feet; thence North 3° West 308 feet; thence North 59°30' West 112 feet; thence South 52°15' West 272 feet; thence West 310 feet; thence North 41° West 513 feet; thence North 26°30' West 459 feet; thence North 10°30' West 352 feet; thence North 12°15' East 212 feet; thence North 41° West 343 feet to Quarter Section line; thence East 2,049 feet to the East line of Section 18; thence South 2,640 feet to beginning. Area - 70.50 acres, more or less.

ALSO: BEGINNING 590 feet East of the Southwest corner of the Northeast Quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Meridian; thence North 41° West 169 feet; thence North 9°30' West 188 feet; thence North 20° East 802 feet; thence North 45°30' West 175 feet; thence North 10° West 205 feet; thence East 2,092 feet to the East line of Section 18; thence South 1,320 feet; thence West 2,049 feet to beginning. Area 63.40 acres, more or less.

PARCEL 13:

The East one-half; and the Northeast quarter of the Northwest quarter of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

ALSO, BEGINNING at the Northwest corner of said Section 20; and running thence East 1320 feet to the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 20; thence South 1320 feet; thence West 210 feet; thence North 35°30' West 559 feet; thence North 01° West 148 feet; thence North 41°45' West 585 feet; thence South 60° West 71 feet; thence North 45°15' West 468 feet to the point of BEGINNING.

PARCEL 14:

All of Section 21, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 15:

The North one-half of the North one-half of Section 28, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

PARCEL 16:

The North one-half of the Northeast quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

ALSO, BEGINNING at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 29; and running thence East 20 chains; thence South .66 chains; thence South 49°20' West 16 chains; thence West 8 chains; thence North 1130 chains to the point of BEGINNING.

Together with all, if any, minerals, mineral rights, and mining claims, held by Grantor in the hereinabove described sixteen (16) parcels of real property. [Note: Grantor's predecessor conveyed to Grantor an undivided twenty-five percent (25%) interest in and to all minerals and mining rights, including mining claims, which that predecessor held at the time of conveyance of the sixteen parcels to Grantor. That same predecessor reserved unto itself an undivided seventy-five percent (75%) in and to all of the minerals and mineral rights which it held at the time of said conveyance, but covenanted that the exercise of said mineral rights shall in no way hinder the surface development of said real property and more particularly that said mineral rights shall be subordinate to surface use and development when and if conflicts arise].

Less and excepting from the above sixteen (16) parcels, all property condemned and taken by the United States of America as described in the Second Amended Declaration of Taking recorded on 22 December 1989 in Book 214, beginning on Page 412 of Wasatch County Records.

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PARCEL 17:

All of Grantor's right title and interest in Section 16, Township 3 South, Range 5 East, Salt Lake Base and Meridian, pursuant to THE STATE OF UTAH DIVISION OF STATE LANDS AND FORESTRY CERTIFICATE OF SALE NO. 24384, recorded on 21 October 1993 as Entry No. 168780, in Book 266, at Pages 704-709 of Wasatch County Records.

PARCEL #18: SECTION 10: E $\frac{1}{2}$ SE $\frac{1}{2}$.

PARCEL #19: SECTION 11: N $\frac{1}{2}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$.

PARCEL #20: SECTION 12: Lots 3 and 4 (E $\frac{1}{2}$ SE $\frac{1}{4}$) and N $\frac{1}{2}$.

PARCEL #21: SECTION 13: NW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$.

PARCEL #22: SECTION 14: N $\frac{1}{2}$, SW $\frac{1}{4}$.

PARCEL #23: SECTION 15: E $\frac{1}{2}$.

PARCEL #24: SECTION 22: W $\frac{1}{2}$.

ALSO the following:

BEGINNING at the Northwest Corner of the Northeast Quarter and running thence East 160 rods; thence South about 264 rods; thence North 28°37' West to a point 40 rods South and 21.82 rods East from the Northwest Corner of the Northeast Quarter; thence West 21.82 rods; thence North 40 rods to the place of beginning.

PARCEL #25: SECTION 23: W $\frac{1}{2}$. EXCEPT 8 acres in the Southwest corner.

With respect to Parcels 18 through 25, seventy-seven and one-half per cent (77 1/2%) of all mineral and mineral rights together with rights of ingress and egress for the purpose of exploration and development of said minerals, are hereby EXCEPTED because they were excepted and reserved by Grantor's predecessor.

All real property described hereinabove is conveyed together with any and all water rights appurtenant thereto or used in conjunction therewith.

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