

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133



W1799940

Space above for County Recorder's use

Parcel I.D.# 09 073 0080

SPECIAL WARRANTY DEED

K-J FOUR INVESTMENTS, LTD., a Utah limited partnership, grantor, of Davis County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it, to K. B. FAMILY - ROY LLC, a Utah limited liability company, grantee, of 1346 North Highway 89, Kaysville, Davis County, State of Utah 84037, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY; IN ROY CITY, WEBER COUNTY, UTAH: BEGINNING AT A POINT ON AN EXISTING BOUNDARY LINE FENCE BEING 1310.56 FEET NORTH 89D45'19" WEST ALONG THE SECTION LINE AND 570.53 FEET NORTH 00D14'41" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 16, RUNNING THENCE SOUTH 50D08'52" EAST 202.64 FEET; THENCE NORTH 40D10'06" EAST 121.01 FEET, THENCE NORTHERLY ALONG THE ARC OF A 229.47 FOOT RADIUS CURVE TO THE LEFT 161.42 FEET (LONG CHORD BEARS NORTH 20D00'56" EAST 158.11 FEET); THENCE NORTH 00D08'15" WEST 35.61 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 5500 SOUTH STREET; THENCE NORTH 89D16'03" WEST 287.04 FEET ALONG SAID STREET TO AN EXISTING BOUNDARY LINE FENCE; THENCE SOUTH 0D14'41" WEST 150.47 ALONG SAID EXISTING BOUNDARY LINE FENCE TO THE POINT OF BEGINNING.

308892.1

E# 1799940 BK2173 PG509
DOUG GROFTS, WEBER COUNTY RECORDER
09-OCT-01 854 AM FEE \$12.00 DEP JPM
REC FOR: CALLISTER.NEBEKER.&.MCCULLOUGH

DMK

WITNESS, the hands of said grantor this 4TH day of SEPTEMBER, 2001.

K-J FOUR INVESTMENTS, LTD.

Kent M. Beckstrom
Kent M. Beckstrom, General Partner

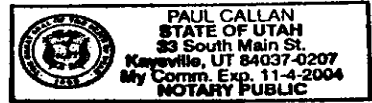
Jeraldine A. Beckstrom
Jeraldine A. Beckstrom, General Partner

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 4th day of September, 2001, personally appeared before me, KENT M. BECKSTROM AND JERALDINE A. BECKSTROM, GENERAL PARTNERS OF K-J FOUR INVESTMENTS, LTD., the signers of the within instrument, who duly acknowledged to me that they executed the same.

Paul Callan
NOTARY PUBLIC

Island



E# 1799940 BK2173 PG510