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QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Los Angeles & Salt Lake Railroad Company ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto BRK L.L.C., a Utah limited liability company, as to an undivided seventy-eight percent (78%) interest and to Jay Harwood, an individual, as to an undivided twenty-two percent (22%) interest ("Grantees"), whose address for both Grantees is 1515 West 2200 South, Suite C, Salt Lake City, Utah 84119 and unto their heirs, successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in Tooele County, State of Utah, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantees, their heirs, successors and assigns.

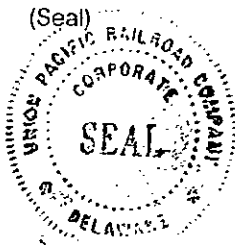
IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 29th day of August, 2002.

Attest:

UNION PACIFIC RAILROAD COMPANY

C. J. Meyer
Assistant Secretary

By Tommy K. Jone
Title: GENERAL MANAGER-REAL ESTATE



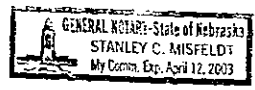
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ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 29th day of August, 2002, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and Cindy Meyer who are the General Manager and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Stanley C. Misfeldt
Notary Public

(Seal)

EXHIBIT A

Order Number: 10133245

Beginning at a point which lies South 89 deg. 40'40" West, along the North line of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian 2,641.25 feet from the Northeast corner of said Section 3, which point is also the Northwest corner of the Evelyn W. Martin Trustee parcel on file with the Tooele County Recorder's Office as Tax Parcel No. 3-7-1; and running thence South 00 deg. 24'21" East along the West line of said Trustee parcel, 606.66 feet to a point on the West line of said Trustee parcel; thence North 81 deg. 55'26" East 2,665.11 feet (North 82 deg. 19'47" East 2,665.09 feet per deed) to the East line of said Section 3; thence South 00 deg. 24'31" East along said East line 201.80 feet; thence South 81 deg. 55'26" West 2,665.12 feet to the West line of said Trustee parcel (South 82 deg. 19'47" West 2,665.09 feet per deed); thence South 00 deg. 24'21" East, along said West line, 516.42 feet to the Northeast corner of the Hotowen, Inc. property on file with the Tooele County Recorder's Office as Tax Parcel No. 3-7-5, which corner is the Southeast corner of Lot 3 of said Section 3; thence South 89 deg. 40'10" West along said North property line (which is the South lines of Lots 3 and 4 of said Section 3) 2,641.33 feet to the West line of the Northwest Quarter of said Section 3; thence North 00 deg. 24'08" West along said West line, 654.69 feet to the South line of D.R. Davis P.U.D.; thence North 89 deg. 40'40" East 1,039.50 feet; thence North 00 deg. 24'08" West 670.59 feet; thence North 89 deg. 40'40" East 1,601.75 feet to the point of beginning.

Excepting therefrom any portion within State Highway.

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733

CERTIFICATION OF NON-FOREIGN STATUS

Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY (hereinafter the "COMPANY"):

1. The COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. The COMPANY's U.S. employer identification number is 94-6001323; and
3. The COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179 and state of incorporation is Delaware.

The COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

The COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of the COMPANY.

Tommy K. Fove
Title: GENERAL MANAGER-REAL ESTATE
Date: August 29, 2002