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Recorded at Request of:

Dixie Title Company
205 East Tabernacle St.
St. George, UT 84770

Mail tax notice to:
Lee Esplin

DOC # 20100019625

Special Warranty Deed Page 1 of 9
Russell Shirts Washington County Recorder
06/15/2010 04:19:35 PM Fee \$ 32.00
By DIXIE TITLE CO



SPECIAL WARRANTY DEED

RD & CT HOLDINGS, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through, or under it, to AMERICAN PENSION SERVICES, INC., ADMINISTRATOR FOR LEE P. ESPLIN ROTH IRA #11663, Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described property located in Washington County, State of Utah:

An undivided 0.3485% of the entire undivided 100% interest in and to the following:

See legal description attached hereto as Exhibit "A" and incorporated with this reference.

WITNESS the hand of said Grantor, effective as of the 4 day of June, 2010.

Grantor:

RD & CT HOLDINGS, LLC

By: Robert Douglas Westbrook
Its: Manager

STATE OF UTAH,)
:ss.
County of Washington.)

On this 4 day of June, 2010, before me personally appeared Robert Douglas Westbrook, who acknowledged himself to be the Manager of RD & CT Holdings, LLC; and who further acknowledged that he is authorized by the governing documents of said company to execute the foregoing instrument on its behalf, for the purposes therein contained by signing the name of such company, in accordance with the governing documents of the same.



Notary Public
JADE ADAMS
205 East Tabernacle Suite 1
St George, Utah 84770
My Commission Expires
June 29, 2011
State of Utah

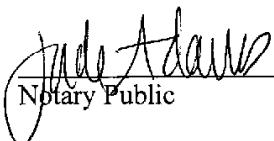

Jade Adams
Notary Public

EXHIBIT "A"
To Special Warranty Deed

LEGAL DESCRIPTION OF THE PROPERTY

Approx. 1721.566 acres

See following page(s).

Exhibit "A"

ALPHA ENGINEERING COMPANY

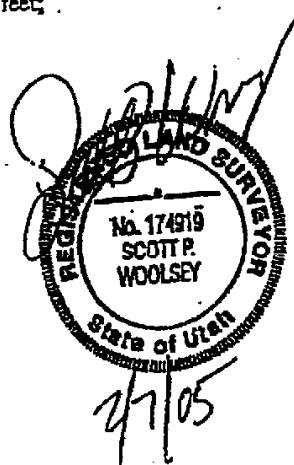
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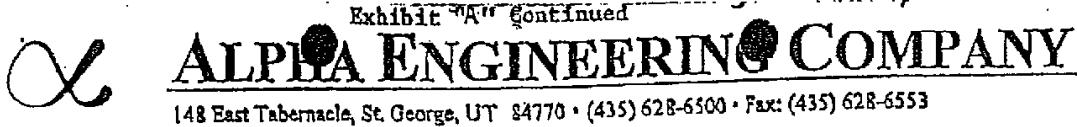
LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 390 ACRE PARCEL
(February 7, 2005)

Beginning at the Southeast Corner of Section 3, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence North 88°57'33" West, along the Section line a distance of 990.00 feet; Thence North 88°57'33" West, along the Section line a distance of 1,664.31 feet to the South 1/4 corner of Section 3; Thence North 00°31'01" West, along the Center Section line a distance of 1,181.26 feet; Thence North 89°09'02" West, a distance of 2,667.86 feet to a point on the West line of said Section 3; Thence North 01°14'12" West, along said West line, a distance of 154.91 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 3; Thence North 01°14'41" West, along the Section line, a distance of 1,328.21 feet, to the West 1/4 corner of said Section 3; Thence North 00°56'55" West, along the Section line a distance of 1,329.87 feet, to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 3; Thence South 89°19'19" East, along the 1/16th Section line, a distance of 2,696.45 feet, to the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 89°26'54" East, along the 1/16th Section line a distance of 1,342.55 feet, to the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°17'07" East, along the 1/16th Section line, a distance of 1,331.92 feet, to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 3; Thence South 00°16'39" East, along the 1/16th Section line, a distance of 51.83 feet; Thence South 51°00'50" East, a distance of 1,852.69 feet; Thence South 31°34'49" East, a distance of 122.00 feet; Thence South 62°32'31" East, a distance of 137.68 feet; Thence South 89°57'58" East, a distance of 319.00 feet; Thence North 02°57'54" West, a distance of 471.00 feet; Thence North 15°26'56" West, a distance of 338.00 feet; Thence North 01°02'04" East, a distance of 84.00 feet; Thence North 80°02'11" East, a distance of 263.90 feet; Thence South 19°02'04" West, a distance of 207.00 feet; Thence South 12°57'56" East, a distance of 749.37 feet; Thence North 89°57'58" West, a distance of 43.38 feet; Thence South 35°41'59" East, a distance of 803.12 feet; Thence South 69°33'01" West, a distance of 637.00 feet; Thence South 48°53'01" West, a distance of 210.00 feet; Thence South 70°34'01" West, a distance of 243.00 feet; Thence South 26°06'59" East, a distance of 180.00 feet, to a point on the South line of Section 2, Township 42 South, Range 13 West, Salt Lake Base and Meridian; Thence South 80°13'01" West, along the Section line a distance of 378.00 feet, to the Point of Beginning:

Tax Serial No. T-100-A

Containing: 390 acres, more or less.





LEGAL DESCRIPTION FOR
WINDING RIVER ASSOCIATES
ASH HILLS 450 ACRE PARCEL
(February 7, 2005)
(First Option Parcel)

Beginning at the Northwest Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence North 01°14'28" West, along the Section line, a distance of 1,172.92 feet;
Thence South 89°09'02" East, a distance of 2,667.86 feet to the Center Section line;
Thence South 00°31'01" East, along said Center Section line, a distance of 1,181.26 feet to the South 1/4 corner of Section 3;
Thence South 88°57'33" East, along the north line of section 10, a distance of 1,664.31 feet;
Thence South 00°11'20" East, a distance of 2,515.09 feet;
Thence North 88°50'38" West, a distance of 1,657.75 feet, to a point on the Center Section line of said Section 10;
Thence South 00°20'24" East, along the Center Section line, a distance of 1,483.17 feet, to the Southeast Corner of the Northeast 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°39'44" West, along the 1/16th Section line, a distance of 1,318.97 feet, to the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 of said Section 10;
Thence South 00°26'19" East, along the 1/16th Section line, a distance of 1,326.08 feet, to the Southeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 10;
Thence North 88°22'47" West, along the Section line, a distance of 1,324.74 feet, to the Southwest Corner of said Section 10;
Thence North 00°20'43" West, along the Section line, a distance of 2,168.27 feet, to the East 1/4 Corner of Section 9, Township 41 South, Range 13 West, SLB&M;
Thence North 00°28'17" West, along the Section line, a distance of 470.71 feet, to the West 1/4 Corner of said Section 10;
Thence North 00°34'45" West, along the Section line, a distance of 2,662.11 feet, to the Point of Beginning:

TAX Serial N.D. T-104-A-1

Containing: 450.00 acres, more or less.

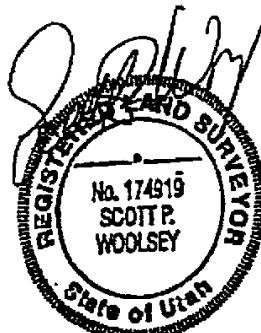
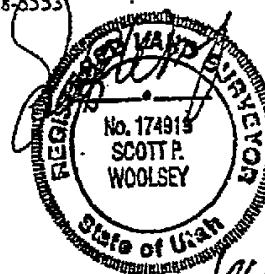


Exhibit "A" Continued

ALPHA ENGINEERING COMPANY

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LEGAL DESCRIPTION FOR WINDING RIVER ASSOCIATES ASH HILLS 718 ACRE PARCEL

(January 26, 2005)
(Second Option Parcel)

Beginning at the East $\frac{1}{4}$ Corner of Section 10, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'15''$ West, along the Section line, a distance of 450.28 feet;

Thence North $89^{\circ}52'43''$ East, a distance of 1,152.37 feet;

Thence South $15^{\circ}25'20''$ East, a distance of 8.93 feet;

Thence South $26^{\circ}10'01''$ East, a distance of 125.48 feet;

Thence South $45^{\circ}51'49''$ East, a distance of 152.20 feet;

Thence South $00^{\circ}00'48''$ East, a distance of 35.54 feet;

Thence North $66^{\circ}44'07''$ East, a distance of 4.03 feet;

Thence South $00^{\circ}07'15''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,845.22 feet, to the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}10'11''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 2,540.05 feet, to the Southeast Corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Township 41 South, Range 13 West, Salt Lake Base and Meridian;

Thence South $00^{\circ}06'26''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,315.36 feet, to the Southeast Corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence North $89^{\circ}19'45''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,318.27 feet, to the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 14;

Thence South $89^{\circ}53'14''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,937.34 feet;

Thence South $00^{\circ}47'08''$ East, a distance of 1,321.53 feet, to a point on the North line of Section 22, Township 41 south, Range 13 West, Salt Lake Base and Meridian;

Thence North $89^{\circ}49'43''$ East, along the Section line, a distance of 641.07 feet, to the Northeast Corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 22;

Thence South $00^{\circ}02'27''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 821.57 feet;

Thence South $89^{\circ}59'06''$ West, a distance of 2,613.78 feet;

Thence North $00^{\circ}03'36''$ West, a distance of 820.50 feet, to a point on the North line of said Section 22;

Thence North $00^{\circ}48'00''$ West, along the $1/16^{\text{th}}$ Section line, a distance of 1,320.49 feet, to the Northwest Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence South $89^{\circ}58'57''$ East, along the $1/16^{\text{th}}$ Section line, a distance of 1,327.52 feet, to the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of said Section 15;

Thence North $00^{\circ}59'21''$ West, along the Center Section line a distance of 3,897.11 feet, to the North $\frac{1}{4}$ Corner of said Section 15;

Thence North $00^{\circ}20'24''$ West, along the Center Section line, a distance of 2,811.01 feet;

Thence South $88^{\circ}50'38''$ East, a distance of 1,657.75 feet;

Thence South $00^{\circ}11'20''$ East, a distance of 155.33 feet, to a point on the Center Section line of said Section 10;

Thence South $88^{\circ}50'36''$ East, along the Center Section line, a distance of 990.00 feet, to the Point of Beginning:

TAX Serial No. T-182-A

Containing: 718.00 acres, more or less.

EXHIBIT "A" Continued

Beginning at the South $\frac{1}{4}$ Corner of Section 22, Township 41 South, Range 13 West, Salt Lake Base and Meridian;
Thence South $89^{\circ}54'23''$ West, along the Section line, a distance of 1,309.31 feet, to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said Section 22;
Thence North $00^{\circ}05'50''$ West, along the 1/16th Section line, a distance of 2,636.29 feet;
Thence North $00^{\circ}05'46''$ West, a distance of 2,218.63 feet;
Thence North $89^{\circ}59'06''$ East, a distance of 2,613.52 feet;
Thence South $00^{\circ}01'22''$ East, a distance of 1,820.79 feet,
Thence North $89^{\circ}36'06''$ West, a distance of 1,289.51 feet, to a point on the North-South Center Section line of said Section 22;
Thence South $00^{\circ}08'13''$ West, along said Center Section line, a distance of 3041.64 feet, to the Point of Beginning:

Containing: 200.66 acres, more or less.

Tax I.D # 3295-A-1

Exhibit "A" Continued

Less and Excepting the following described property:

A Portion of Parcel Serial Nos.: T-100-A, T-104-A-1 and T-182-A

Beginning at the intersection of the right-of-way line of a 120.00 foot wide future roadway and the west sixteenth line of Section 11, Township 41 South, Range 13 West of the Salt Lake Base and Meridian, said point lies South 00°59'59" West 1291.68 feet along the section line and North 90°00'00" East 1324.36 feet from the west quarter corner of Section 11 Township 41 South, Range 13 West of the Salt Lake Base and Meridian and running thence along said west sixteenth line South 00°56'21" West 120.60 feet to a point on the arc of a 740.00 foot radius non tangent curve concave southeasterly, the radius point of which bears South 05°12'45" East; thence southwesterly 822.27 feet along the arc of said curve through a central angle of 63°39'55" to the point of tangency; thence South 21°07'19" West 430.51 feet to the point of curvature of a 1010.00 foot radius curve concave northerly; thence westerly 2545.00 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 14°30'14" West 1381.48 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 439.56 feet along the arc of said curve through a central angle of 25°11'06" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 757.46 feet along the arc of said curve through a central angle of 38°44'57" to the point of tangency; thence North 00°56'23" West 778.83 feet to the point of curvature of a 2120.00 foot radius curve concave easterly; thence northerly 556.93 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence North 14°06'43" East 970.55 feet to the point of curvature of a 1060.00 foot radius curve concave southeasterly; thence northeasterly 479.20 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence North 40°00'50" East 68.35 feet to the point of curvature of a 940.00 foot radius curve concave westerly; thence northerly 722.68 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence North 04°02'08" West 554.28 feet to the point of curvature of a 1000.00 foot radius curve concave southwesterly; thence northwesterly 830.98 feet along the arc of said curve through a central angle of 47°36'42" to the point of reverse curvature of a 1120.00 foot radius curve concave easterly; thence northerly 1512.75 feet along the arc of said curve through a central angle of 77°23'16" to the point of tangency; thence North 25°44'26" East 504.53 feet to a point on the north sixteenth line of Section 3 of said township and range; thence along said north sixteenth line South 88°23'32" East 131.49 feet to a point on the opposite right-of-way line being 120.00 feet from and parallel to the above described line; thence South 25°44'26" West 558.29 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 1350.67 feet along the arc of said curve through a central angle of 77°23'16" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 930.70 feet along the arc of said curve through a central angle of 47°36'42" to the point of tangency; thence South 04°02'08" East 554.28 feet to the point of curvature of a 1060.00 foot radius curve concave westerly; thence southerly 814.94 feet along the arc of said curve through a central angle of 44°02'58" to the point of tangency; thence South 40°00'50" West 68.35 feet to the point of curvature of a 940.00 foot radius curve concave southeasterly; thence southwesterly 424.95 feet along the arc of said curve through a central angle of 25°54'07" to the point of tangency; thence South 14°06'43" West 970.55 feet to the point of curvature of a 2000.00 foot radius curve concave easterly; thence southerly 525.41 feet along the arc of said curve through a central angle of 15°03'06" to the point of tangency; thence South 00°56'23" East 778.83 feet to the point of curvature of a 1000.00 foot radius curve concave easterly; thence southerly 676.30 feet along the arc of said curve through a central angle of 38°44'57" to the point of reverse curvature of a 1120.00 foot radius curve concave southwesterly; thence southeasterly 492.31 feet along the arc of said curve through a central angle of 25°11'06" to the point of tangency; thence South 14°30'14" East 1381.48 feet to the point of curvature of a 890.00 foot radius curve concave northerly; thence easterly 2242.62 feet along the arc of said curve through a central angle of 144°22'26" to the point of tangency; thence North 21°07'19" East 430.51 feet to the point of curvature of a 860.00 foot radius curve concave southeasterly; thence northeasterly 968.53 feet along the arc of said curve through a central angle of 64°31'35" to a point on said west sixteenth line and the point of beginning. Contains 36.534 acres.