

WARRANTY DEED

THEODORE O. JONES and DONNA M. JONES, as individuals, and HVJ, LC, a Utah limited Liability Company, Grantors, of Utah, hereby CONVEY and WARRANT to GARY T. JONES and LORI ANN L. JONES, husband and wife, as joint tenants with full right of survivorship, Grantees, of 642 East 200 North, Nephi, Utah 84648 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit:

Beginning at a point which is North 84° East 165 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey, thence North 84° East 123.74 feet to a point South 84° West 150.88 feet from the East line of said block, thence North 0°05'44" East 288.23 feet to a point South 0°05'36" West 114 feet from the North line of said Block, thence North 89°56'43" West 10 feet, thence South 0°05'44" West 182.27 feet, thence South 84° West 113.86 feet to a point due North of beginning, thence South 107 feet to the point of beginning.

Subject to the restriction that no fence, building or other obstruction will be built on the Easterly 10 feet of the Southerly 273 feet of property herein and said property may be used for reciprocal parking and/or cross access easements by the owners of property herein and the owners of the property to the east.

Together with all improvements thereon and anyway appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HANDS of said Grantors this 17th day of February, A.D. 1999.

Theodore O. Jones

Donna M. Jones

HVJ, LC

By: Heidi B. Jones, Member/Manager

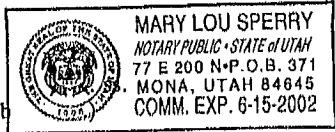
By: Val W. Jones, Member

STATE OF UTAH )
: ss.
COUNTY OF JUAB )

00215902 Bk0400 Pg0724
CRAIG J. SPERRY, JUAB COUNTY RECORDER
1999 FEB 18 08:58 AM FEE \$12.00 BY DPZ Z
FOR: JUAB TITLE & ABSTRACT COMPANY

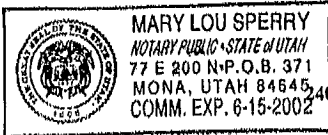
On the 17th day of February, A.D. 1999, personally appeared before me, a Notary Public in and for the State of Utah, Theodore O. Jones and Donna M. Jones, the signers of the above instrument, who duly acknowledged to me that they executed the same.

State of Utah
County of Juab



Mary Lou Sperry
Notary Public

On the 17th day of February, 1999, personally appeared before me z, who being by me duly sworn did say, each for himself, that they are the members/managers of HVJ, LC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.



Mary Lou Sperry
Notary Public

JUAB TITLE & ABSTRACT COMPANY
North Main P. O. Box 246 Nephi, Utah 84648
(801) 623-0387 Order No. 17484.