

WARRANTY DEED

GARY T. JONES and LORI ANN L. JONES, Grantors, of Utah, hereby CONVEY and WARRANT to MICHAEL T. JONES and ANN M. JONES, husband and wife, as joint tenants with full right of survivorship, Grantees, of 340 North 700 East, Nephi, Utah 84648 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts 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 33 feet, thence North 107 feet, thence South 84° West 33 feet, thence South 107 feet to the point of beginning.

Together with and subject to an easement and right-of-way for ingress and egress for the benefit of adjoining parcels, being 40 feet wide and located 20 feet on each side of the following described line: Beginning at a point which is North 84° East 198 feet from the Southwest corner of Lot 2, Block 21, Plat "D" of the Nephi Townsite Survey, thence North 247.8 feet to the point of ending.

Together with all improvements thereon and anywise 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.

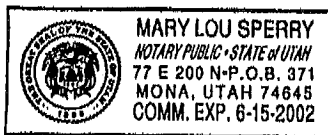
WITNESS THE HANDS of said Grantors this 8th day of July, A.D. 1999.

[Signature of Gary T. Jones]
Gary T. Jones

[Signature of Lori Ann L. Jones]
Lori Ann L. Jones

STATE OF UTAH)
: ss.
COUNTY OF JUAB)

On the 8th day of July, A.D. 1999, personally appeared before me, a Notary Public in and for said state, Gary T. Jons and Lori Ann L. Jones, the signers of the above instrument, who duly acknowledged to me that they executed the same.



[Signature of Notary Public]
Notary Public

JUAB TITLE & ABSTRACT COMPANY
240 North Main P. O. Box 246 Nephi, Utah 84648
(435) 623-0387 Order No. 17906. 00217431 Bk0404 Pg0544

CRAIG J. SPERRY, JUAB COUNTY RECORDER
1999 JUL 07 13:51 PM FEE \$11.00 BY DPZ
FOR: JUAB TITLE & ABSTRACT COMPANY