

MAIL TAX NOTICE TO
RITA'S FINE MEXICAN FOODS INC.

00226000 BK 00470 Pa 00620-00621
SEARCHED BY RECORDER: ELIZABETH M PARCELL
2000 MAR 15 15452 PM FEE \$13.00 BY REC
REDIRECTORS TITLE COMPANY

Warranty Deed

LBS PROPERTIES L.L.C. A UTAH LIMITED LIABILITY CO. BY: THE FARM HOUSE L.L.C. A LIMITED LIABILITY COMPANY WHICH HAS BEEN INVOLUNTARY DISSOLVED, GRANTOR

of _____, County of _____, State of UTAH, hereby CONVEY and WARRANT to _____

RITA'S FINE MEXICAN FOODS INC.

GRANTEE of 1050 South Main Street Heber City, UT 84032 for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in Wasatch County, State of UTAH:

Beginning at a point which is 393.02 feet West and North 0°48' East 400 feet and East 500 feet from the Southeast Corner of Section 6, Township 4 South, Range 5 East, Salt Lake Base and Meridian; and running thence West 172 feet; thence North 102 feet; thence East 55 feet; thence North 48 feet; thence East 117 feet; thence South 0°48' West 150 feet, more or less to the place of beginning.

Together with a right of way to be used in connection with the above described tract as follows:

Beginning at a point which is 505.02 feet West and North 0°48' East 400.0 feet and East 612.0 feet from the Southeast corner of said Section 6, Township 4 South, Range 5 East, Salt Lake Meridian; thence North 0°48' East 250.0 feet; thence East 60.0 feet to the West boundary of Highway 40; thence South along the West boundary line of Highway 40, 250.0 feet; thence West 60.0 feet to the point of beginning.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2000 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 2 of August, A.D., 2000.

Signed in the Presence of:

Melissa K. Elliott)

)

LBS PROPERTIES L.L.C. A UTAH LIMITED LIABILITY CO. *LBS Properties, LLC
Heber City, UT 84032*
BY: THE FARM HOUSE L.L.C. A LIMITED LIABILITY COMPANY WHICH HAS BEEN INVOLUNTARY DISSOLVED

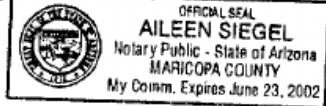
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WASATCH)

On the 2 day of August, 2000, before me, the undersigned Notary Public, personally appeared LBS PROPERTIES L.L.C. A UTAH LIMITED LIABILITY CO. BY: THE FARM HOUSE L.L.C. A LIMITED LIABILITY COMPANY WHICH HAS BEEN INVOLUNTARY DISSOLVED BY: Susan St Cloud, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Aileen Siegel
NOTARY PUBLIC

My Commission Expires: June 23, 2002 Residing at: _____



MAIL BOXES @ 7th ST. & MCGOWAN
5516 N. 7th ST., STE. 5
PHOENIX, ARIZONA 85014

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