

WARRANTY DEED

ENT 28901 BK 4575 PG 347  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
1998 Mar 26 10:27 am FEE 10.00 BY SS  
RECORDED FOR TITLE WEST TITLE CO

NORTH VALLEY INVESTMENT GROUP, L.L.C., a Utah limited liability company, GRANTOR of 2677 E. Parleys Way, Salt Lake City, Utah 84109 hereby CONVEY(S) AND WARRANT(S) TO HART SCIENTIFIC INCORPORATED, a Utah corporation, GRANTEE of 799 E. Utah Valley Drive, American Fork, Utah 84003 for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

The West 80 feet of Lot 27, Utah Valley Business Park Subdivision, Plat "G", according to the official plat thereof on file and of record in the Utah County Records Office.

Subject to all restrictions, easements, and rights-of-way of record and current property taxes.

Reserving unto Grantor a 10 foot wide easement for utilities and a storm drain running from north to south along the west side of the property described above. Said easement shall run with the land and be appurtenant thereto.

WITNESS the hand of said Grantor this 23rd day of March, 1998.

NORTH VALLEY INVESTMENT GROUP, L.L.C., a  
Utah limited liability company

By: W. Richards Woodbury  
Member

By: T. Michael Ford  
Member

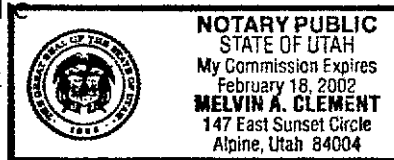
By: R. A. Hammond  
Member

COUNTY OF UTAH )  
STATE OF UTAH ) :SS

On the 23rd day of March, 1998, personally appeared before me W. Richards Woodbury, the signor of the within instrument who duly acknowledge before me that he executed the same.

Melvin A. Clement  
Notary Public

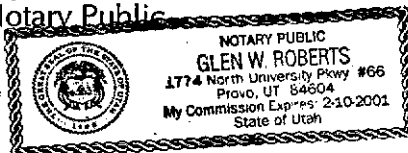
COUNTY OF UTAH )  
STATE OF UTAH ) :SS



On the 26th day of March, 1998, personally appeared before me T. Michael Ford, the signor of the within instrument who duly acknowledged before me that he executed the same.

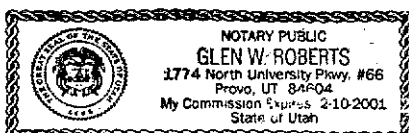
Glen W. Roberts  
Notary Public

COUNTY OF UTAH )  
STATE OF UTAH ) :SS



On the 26th day of March, 1998, personally appeared before me R. A. Hammond, the signor of the within instrument who duly acknowledged before me that he executed the same.

Glen W. Roberts  
Notary Public



TW 980308826