

When recorded mail to:  
Paxton R. Guymon  
Miller Guymon, P.C.  
165 Regent Street  
Salt Lake City, UT 84111

Ent 294421 Bk 0817 Pg 0777-0784  
ELIZABETH M PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
2005 DEC 28 2:22pm Fee 29.00 MWC  
FOR INTEGRATED TITLE INSURANCE SER  
ELECTRONICALLY RECORDED

**QUIT CLAIM DEED  
AND  
NOTICE OF TERMINATION OF PURCHASE AND SALE AGREEMENT**

This Quit Claim Deed and Notice Termination of Purchase and Sale Agreement (this "Deed") is made as of the 27<sup>th</sup> day of December, 2005, by and between INVESTMENT LODGING CORPORATION, a Utah corporation, ("Seller") and GEN INVESTMENT, LLC, a Utah limited liability company ("Buyer").

**RECITALS**

A. Seller and Buyer entered into a certain Real Estate Purchase and Sale Agreement and Escrow Instructions dated April 25, 2005 (the "Purchase Agreement") in which Seller agreed to sell and Buyer agreed to purchase certain lands in Wasatch County, Utah, comprising approximately 120 acres, which are more particularly described on Exhibit A hereto. A Memorandum of the Purchase Agreement was recorded on May 10, 2005, as Entry No. 282935, in Book 754, Page 16, and on May 10, 2005, as Entry No. 282935, in Book 754, Page 16, of the Official Records of Wasatch County, Utah.

C. Seller and Buyer have terminated the Purchase Agreement by mutual agreement and are executing this Deed for the purposes of giving record notice that the Purchase Agreement has been terminated, and for having Buyer quit claim to Seller any right, title and interest of Buyer in the lands described on Exhibit A.

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, notice is hereby given that the Purchase Agreement has been terminated by the mutual agreement of Seller and Buyer, and Buyer hereby QUIT CLAIMS to Seller all right, title or interest of Seller, if any, in and to the lands described on Exhibit A hereto.

[signatures follow on next page]

IN WITNESS WHEREOF, this Deed is executed as of the date first above written.

SELLER:

INVESTMENT LODGING CORPORATION, a Utah corporation

By: *Gary J. Willey*  
Gary J. Willey, President

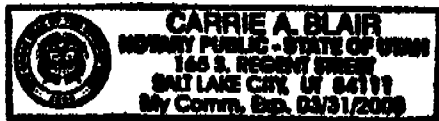
BUYER:

GEN INVESTMENT, LLC, a Utah limited liability company

By: \_\_\_\_\_  
John Genoni, Manager

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF                )

On the 27 day of December, 2005, personally appeared before me Gary J. Willey, the President of INVESTMENT LODGING CORPORATION, a Utah corporation, who duly acknowledged to me that he executed the same.



*Carrie A. Blair*  
Notary Public

IN WITNESS WHEREOF, this Deed is executed as of the date first above written.

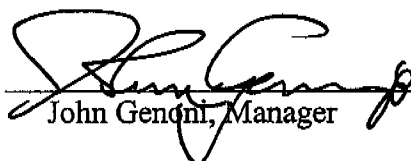
SELLER:

INVESTMENT LODGING CORPORATION, a Utah corporation

By: \_\_\_\_\_  
Gary J. Willey, President

BUYER:

GEN INVESTMENT, LLC, a Utah limited liability company

By:  \_\_\_\_\_  
John Gendni, Manager

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF                )

On the \_\_\_ day of December, 2005, personally appeared before me Gary J. Willey, the President of INVESTMENT LODGING CORPORATION, a Utah corporation, who duly acknowledged to me that he executed the same.

\_\_\_\_\_  
Notary Public

STATE OF UTAH )  
 : ss.  
COUNTY OF *Summit*)

On the *26<sup>th</sup>* day of *Dec.* 2005, personally appeared before me John Genoni, the Manager of GEN INVESTMENT, LLC, a Utah limited liability company, who duly acknowledged to me that he executed the same.

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**

The following lands in Wasatch County, Utah:

Tax Serial No. \_\_\_\_\_

## EXHIBIT A

Order Number: 15329

## LEGAL DESCRIPTION

## Parcel 1

Beginning at a point which is North 00°44'08" West 2799.21 feet (basis of bearing) and East 448.33 feet from the Southwest corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, state coordinate and dependent resurvey, filing Number OWC-035-005-0-0730. Said point is also the centerline of the Wasatch Canal running North 57°59'34" East 176.90 feet; thence North 48°11'11" East 1097.66 feet to the centerline of the Timpanogos Canal; thence along the centerline of said canal the following 7 courses; (1) North 17°22'52" West 54.72 feet; (2) thence along a 57.21 foot radius curve to the left 62.66 feet, chord bearing North 48°45'29" West; (3) thence North 80°08'06" West 50.43 feet; (4) thence along a 76.54 foot radius curve to the right 80.09 feet, chord bearing North 50°38'36" West; (5) thence North 20°40'00" West 106.86 feet; (6) thence along a 73.32 foot radius curve to the left 26.35 feet, chord bearing North 30°57'51" West; (7) thence North 41°15'35" West 131.19 feet; thence North 89°45'09" East 1528.25 feet; thence South 00°00'19" West 1821.40 feet to the centerline of Timpanogos Canal; thence along the centerline of said canal the following 4 courses; (1) North 15°58'17" West 94.77 feet; (2) thence North 49°40'18" West 136.54 feet; (3) thence North 28°53'27" West 118.94 feet; (4) thence North 42°05'18" West 59.82 feet; thence West 301.81 feet; thence South 558.00 feet; thence East 529.54 feet; thence South 00°00'22" West 1262.79 feet; thence West 671.90 feet to the centerline of the Wasatch Canal; said point is also South 0.91 feet and West 46.54 feet from a Bureau of Reclamation Monument; thence along the centerline of the said canal in a Northwesterly direction to the point of beginning.

## Parcel 2

Beginning at a point on the centerline of the Wasatch canal, said point also being East 1250.36 feet and South 1196.77 feet from the West quarter corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, State Coordinate and Dependent Resurvey, filing Number OWC-035-005-0-0730 and running thence along the centerline of the Canal in a Southeasterly direction to a point on the Southerly boundary; said point is also South 0.91 feet and West 46.54 feet from a Bureau of Reclamation Monument; thence West 804.53 feet; thence North 763.37 feet to a point on a curve on the South right of way line of the main access road; thence along said curve with a 4006.00 foot radius to the left with a chord bearing North 77°37'55" East 92.57 feet to the point of beginning.

Parcel 1 and 2 are together with and subject to a 60 foot wide right of way easement which centerline is described more particularly, as follows: Beginning at a point which is North 00°08'44" West 1247.46 feet and East 309.75 feet from the Southwest corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, State Coordinate and Dependent

Resurvey, Filing Number OWC-035-005-0-0730. Running thence North 65°41'02" East 124.39 feet; thence 152.53 feet along a 350.00 foot radius curve to the right with a chord bearing North 78°10'08" East; thence 114.30 feet along a 166.62 foot radius curve to the left with a chord bearing North 71°00'07" East; thence 71.62 feet along a 125.00 foot radius curve to the right with a chord bearing North 67°48'40" East; thence 1306.56 feet along a 4000.00 foot radius curve to the left with a chord bearing North 74°54'52" East; thence North 65°33'25" East 60.93 feet; thence 74.37 feet along a 100.00 foot radius curve to the left with a chord bearing North 44°15'05" East; thence North 41°48'49" West 1042.24 feet to the point of beginning.

(Part of Tax Serial No. OWC-0584)

**EXHIBIT "A"**  
(Continued)

Also including the following parcels:

**A.P.N.: OWC-0584**

Beginning at a point which is North 00°08'44" West 2799.21 feet (basis of bearing) and East 448.33 feet from the Southwest corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, State coordinate and dependent resurvey, Filing Number OWC-035-005-0-0730. Said point is also the centerline of the Wasatch Canal; thence running North 57°59'34" East 176.90 feet; thence North 48°11'11" East 1097.66 feet to the centerline of the Timpanogos Canal; thence along the centerline of said canal the following 7 courses; (1) North 17°22'52" West 54.72 feet; (2) thence along a 57.21 foot radius curve to the left 62.66 feet, chord bearing North 48°45'29" West; (3) thence North 80°08'06" West 50.43 feet; (4) thence along a 76.54 foot radius curve to the right 80.09 feet, chord bearing North 50°38'36" West; (5) thence North 207°40'00" West 106.86 feet; (6) thence along a 73.32 foot radius curve to the left 26.35 feet, chord bearing North 30°57'51" West; (7) thence North 41°15'35" West 131.19 feet; thence North 89°45'09" East 1528.25 feet; thence South 00°00'18" West 1821.40 feet to the centerline of Timpanogos Canal; thence along the centerline of said canal the following 4 courses; (1) North 15°58'17" West 94.77 feet; (2) thence North 49°40'18" West 136.54 feet; (3) thence North 28°53'27" West 118.94 feet; (4) thence North 42°05'18" West 59.82 feet; thence West 301.81 feet; thence South 558.00 feet; thence East 529.54 feet; thence South 00°00'22" West 1262.79 feet; thence West 671.90 feet to the centerline of the Wasatch Canal; said point is also South 0.91 feet and West 46.54 feet from a Bureau of Reclamation Monument; thence along the centerline of the said canal in a Northwestly direction to the point of beginning

and A.P.N.: **OWC-0583**

COMMENCING South 1186.79 feet and West 6.32 feet from the East quarter corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 31 degrees 54 minutes 33 seconds East 940.98 feet; thence North 89 degrees 53 minutes 30 seconds West 1979.48 feet; thence South 00 degrees 29 minutes 36 seconds West 676.97 feet; thence North 88 degrees 47 minutes 09 seconds West 700.85 feet; thence North 00 degrees 59 minutes 49 seconds East 1360.39 feet; thence South 88 degrees 51 minutes 59 seconds East 1017.59 feet; thence North 01 degrees 26 minutes 56 seconds East 113.87 feet; thence North 89 degrees 56 minutes 11 seconds East 1144.63 feet to the point of beginning.

EXCEPTING all land lying East of the U.S. Highway 40 right of way line and also all land lying within the boundary of the U.S. Highway 40 right of way and all oil and mineral rights. Mineral and oil rights as reserved herein shall not be construed so as to prohibit or restrict the right to landscape, re-contour, re-cultivate or re-design the surface of said parcel, together with the right to excavate said land as may be necessary to construct and maintain a pond, reflection pool, or reservoir storage basin at the discretion of grantees.