

WHEN RECORDED RETURN TO:

Name: Raymond J. Weller
Address: 2469 East Fort Union Blvd.
Salt Lake City, Utah 84121

SPECIAL WARRANTY DEED
(Individual Form)

THIS DEED, made this 14 day of August, 2006, between Raymond J. Weller, GRANTOR, hereby CONVEY(S) AND WARRANT(S) against all those claiming by, through or under it to Wellberg Investments LC, a Utah limited liability company, GRANTEE, for the sum of Ten dollars (\$10.00) and other good and valuable considerations, the tract(s) of land in Wasatch County, State of Utah described as follows:

Parcel 1 (Wasatch County)

Beginning at a point 18 rods North from the Southwest corner of the Northwest quarter of Section 35, in Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence East 120 rods, thence North 302 rods to the North line of the Southwest quarter of Section 26, in said Township and Range; thence North 28'37" West 524.81 rods to a point 40 rods South and 21.82 rods East from the Northwest corner of the Northeast quarter of Section 22, said Township and Range, thence West 21.82 rods; thence South 280 rods to the Southwest corner of the Southeast quarter of said Section 22; thence East 160 rods to the Southeast corner of said Section 22, thence South 462 rods to the place of beginning.

Parcel 2: (Wasatch County)

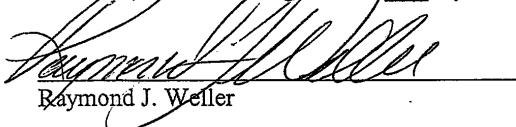
A right of way one rod in width extending from the Southwest corner of said land South to the County road, a point in Lot 4, of Section 2, in Township 4 South of Range 5 East, of Salt Lake Meridian, the Western line of said right of way being the Section line between Sections 34 and 35, in Township 3 South of Range 5 East, and between Sections 3 and 2 in Township 4 South of Range 5 East of the Salt Lake Base and Meridian.

Excepting there from all oil, gas, minerals, and ores situated in, upon, or under the above described tract of land, together with all rights in connection with or relative to the exploration, mining, removal or sale of the same.

Tax Parcel No. OWC-0597

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 14 day of August, 2006.


Raymond J. Weller

STATE OF Utah)
)
COUNTY OF Salt Lake) ss.
)

The foregoing instrument was acknowledged before me this 14th day of August, 2006, by Raymond J. Weller.

Notary Public:

File Number: 44367mcd

