

WHEN RECORDED, MAIL TO:

Jerome Romero
Jones, Waldo, Holbrook & McDonough
1500 First Interstate Plaza
170 South Main Street
Salt Lake City, Utah 84101

0316812 Bk 0452 Pg 0471 - 0472

DIXIE B MATHESON - IRON COUNTY RECORDER
1992 JUN 02 09:45 AM FEE \$8.00 BY PTC
REQUEST: SECURITY TITLE CO OF SO UTAH

WARRANTY DEED

ANOROC INVESTMENT COMPANY, a corporation organized and existing under the laws of the State of California, whose address is 720 Magnolia Avenue, Suite B-1, Corona, California 91720, as Grantor herein, hereby CONVEYS and WARRANTS to BRIAN HEAD ENTERPRISES, INC., a corporation organized and existing under the laws of the State of Utah, whose address is P.O. Box 190008, Brian Head, Utah 84719-0008, as Grantee herein, in settlement of the adversary proceeding styled as Brian Head Enterprises, Inc. v. Franklin W. Nichols and Anoroc Investment Company, Adversary Proceeding No. 89PA-0445 which is pending in the United States Bankruptcy Court for the District of Utah and in consideration of other good and valuable consideration as set forth in the settlement agreement, dated October 30, 1990, between (i) René L. Meyer, the chapter 11 trustee for Brian Head Enterprises, Inc., (ii) Charles E. Gunnoe, a principal of Anoroc Investment Company, and (iii) Anoroc Investment Company, the following described tract of land in Iron County, State of Utah:

Township 36 South, Range 9 West, Salt Lake Base & Meridian:

Section 2: Beginning at a point South 89°30'19" East, 254.43 feet along the 1/16 Section line from the Southeast corner of Sectional Lot 5, Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East, 87.40 feet; thence South 9°45'30" East, 337.41 feet to the P.C. of a 2,788.57 ft radius curve; thence counterclockwise along the arc of curve 295.17 feet; thence South 15°49'23" East, 215.45 feet to the P.C. of a 67.67 foot radius curve; thence clockwise along the arc of curve 91.38 feet to the Northeasterly right-of-way line of State Highway U-143; thence North 28°27'21" West, 151.48 feet along said right-of-way line; thence departing said right-of-way North 15°49'23" West, 133.66 feet to the P.C. of a 2,874.57 foot radius curve; thence clockwise along arc of curve 304.27 feet; thence North 9°45'30" West, 352.97 feet to the point of beginning.

provided, however, that Anoroc Investment Company hereby reserves and retains for itself, and its successors and assignees and any of their respective invitees, agents, tenants, servants, visitors and licensees, a non-exclusive easement for ingress and egress over and across the Real Property for the use and benefit of and to secure access to and from the real properties adjacent to and on either side of the Real Property owned by Grantor, by means of



one driveway or access road on each side of Grantor's real properties adjacent to the Real Property.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

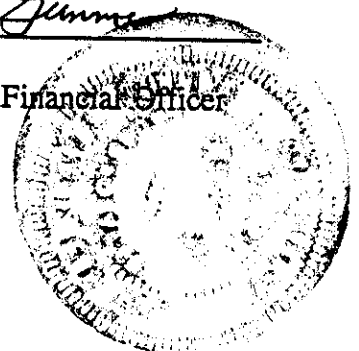
In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 14th day of MAY, 1992.

Attest:

ANOROC INVESTMENT COMPANY

By: Rebecca R. Gunnoe
Secretary

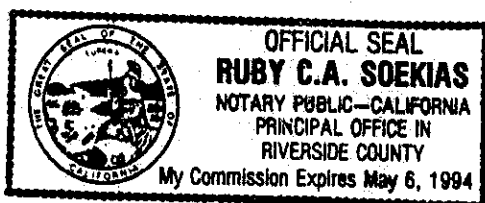
By: Charles E. Gunnoe
Charles E. Gunnoe
Chief Executive & Financial Officer



STATE OF CALIFORNIA

COUNTY OF Riverside

On the 14th day of May, 1992, personally appeared before me Charles E. Gunnoe and Rebecca R. Gunnoe who being by me duly sworn did say, each for himself/herself, that he, the said Charles E. Gunnoe is the Chief Executive Officer, and _____ of Anoroc Investment Company, and he/she, the said _____ is the Secretary of Anoroc Investment Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Charles E. Gunnoe and THEY each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Ruby C. Soekias
Notary Public
Residing in Corona, California

My Commission Expires:

May 6, 1994

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