

GRANTEE'S ADDRESS
1841 E. Brookhull Dr.
SLC UT 84121

SPECIAL WARRANTY DEED
(CORPORATE FORM)

GARFF ENTERPRISES, a corporation organized and existing under the laws of the State of Utah, with its principal office at PARK CITY, County of SUMMIT, State of Utah grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to DENNIS E. POLANSHEK grantee of PARK CITY, County of SUMMIT, State of UTAH for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS, the following described tract of land in SUMMIT County, State of Utah:

REFER TO EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

REC'D BY: Dg. K
ALAN SPANGLER
SPECIAL COUNTY RECORDER
92 FEB 21 PM 2:42
ASSOCIATED TITLE CO
354424
REC'D NOTE AB

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 1991 AND THEREAFTER. 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.

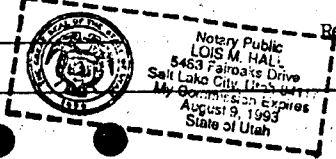
In witness whereof, the grantor has caused its corporate seal to be hereunto affixed by its duly authorized officers this 14 day of February, 1992

Attest: _____
By: [Signature]
Secretary President

STATE OF UTAH,)
County of Summit)

On Feb 14 1992, personally appeared before me who being by me duly sworn did say, each himself, that he, the said ROBERT H. GARFF is the president, and he, the said 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 ROBERT H. GARFF and each duly acknowledged to me that said corporation executed the same and that the seal is the seal of said corporation.

My Commission Expires: _____
Residing at: 600 647 TALE 24 31



E X H I B I T A

LEGAL DESCRIPTION

RESERVING to the Grantor and prior owners all mineral, oil, and gas rights as reserved in various prior deeds of record.

RESERVING to the Grantor all rights to graze livestock or lease the property for livestock grazing purposes until grantee fences the property to keep out all livestock. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.

RESERVING to the Grantor all hunting rights and the right to lease the property for hunting purposes until grantee fences and posts the property to keep out hunters. The responsibility and cost for building and maintaining said fence shall be the Grantees and successors in interest.

THE land described herein is, as of the date of this conveyance, assessed under the greenbelt act. Should any roll back tax be assessed for years prior to the date of this conveyance, said rollback taxes shall be paid by grantor.

RESERVING TO THE GRANTOR A 7.5 FOOT EASEMENT ALONG EACH SIDE OF ALL REAR AND SIDE PARCEL LINES FOR THE PURPOSE OF UTILITY CONSTRUCTION AND MAINTENANCE.

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ORDER NO. 15502