

When Recorded Mail to:
FORT PIERCE DEVELOPMENT, L.C.
180 NORTH 300 EAST
ST GEORGE UTAH 84770

WARRANTY DEED

JENNINGS LEASING COMPANY, a Utah General Partnership

of ST GEORGE, County of WASHINGTON, State of UTAH, hereby grantor

CONVEY and WARRANT to

FORT PIERCE DEVELOPMENT, L. C., a Utah Corporation

of ST GEORGE, STATE OF UTAH grantee

for the sum of ----- TEN AND NO\100 ----- (\$10.00) DOLLARS

AND OTHER GOOD AND VALUABLE CONSIDERATION

the following described tract of land in WASHINGTON County, State of Utah:

SEE EXHIBIT "A" ATTACHED - LEGAL DESCRIPTION

TOGETHER WITH all improvements and appurtenances thereunto belonging.

SUBJECT TO easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

WITNESS the had of said grantor, this 13th day of April, A.D., 1994

JENNINGS LEASING COMPANY

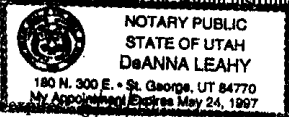
Mansfield L. Jennings
MANSFIELD L. JENNINGS, General Partner

Gilbert M. Jennings
GILBERT M. JENNINGS, General Partner

STATE OF UTAH

County of Washington) ss

On the 13th day of April, A. D. 1994 personally appeared before me Mansfield L. Jennings and Gilbert M. Jennings, the signers of the within instrument, who duly acknowledge to me that they executed the same.



Notary Public. *DeAnna Leahy*

Residing in: *St. George, UT*

00464137 Bx0811 Pg0794

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1994 APR 18 14:48 PM FEE \$15.00 BY CB
FOR: JENNINGS MANSFIELD L

EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING at the East Quarter Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 89°44'59" East 329.86 feet along the Center Section line; thence North 0°15'30" West 659.16 feet; thence North 89°45'15" East 659.69 feet; thence South 0°15'35" East 659.11 feet; thence South 0°16'34" East 579.71 feet; thence South 23°43'30" West 811.07 feet to a point on the 1/16 line; thence South 89°45'42" West 659.815 feet along the 1/16 line to a 1/16 Corner; thence extending the line South 89°45'42" West 1930.20 feet to a point on a 2920.00 foot radius curve to the left (long chord bearing is North 18°44'19" East 560.27 feet); thence Northeasterly 561.14 feet along the arc of said curve to the point of a 50.00 foot radius reverse curve to the right (long chord bearing is North 55°01'54" East 66.65 feet); thence Northeasterly 72.95 feet along the arc of said curve; thence South 83°10'11" East 768.20 feet; thence North 6°49'49" East 66.00 feet; thence North 83°10'11" West 754.27 feet to the point of a 50.00 foot radius curve to the right (long chord bearing is North 36°34'31" West 72.65 feet); thence Northwesterly 81.32 feet along the arc of said curve to the point of a 2920.00 foot radius reverse curve to the left (long chord bearing is North 4°18'35" East 580.985 feet); thence Northeasterly 581.95 feet along the arc of said curve to the point of a 7440.527 foot radius compound curve to the left (long chord bearing is North 1°35'47" West 51.069 feet); thence Northwesterly 51.07 feet along the arc of said curve; thence North 89°44'59" East 1668.76 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCELS:

Parcel No. 1

Beginning at a point which lies 794.60 feet South and 1399.71 feet West of the East Quarter Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 83°10'11" East 211.501 feet; thence South 239.85 feet; thence West 210.00 feet; thence North 265.00 feet, to the point of beginning.

Parcel No. 2

Beginning at a point which lies 1059.60 feet South and 1399.71 feet West of the East Quarter Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point of beginning also being the Southwest Corner of an existing parcel owned by Standard Gypsum Products; and running thence East 210.00 feet; thence South 130.00 feet; thence West 210.00 feet; thence North 130.00 feet to the point of beginning.

Parcel No. 3

Beginning at a point which lies 1189.60 feet South and 1399.71 feet West of the East Quarter Corner of Section 17, Township 43 South, Range 15 West, Salt Lake Base and Meridian, said point also being the Southwest Corner of an existing parcel owned by Standard Gypsum Products; and running thence East 210.00 feet; thence South 136.03 feet; thence South 89°45'42" West 210.00 feet; thence North 136.90 feet to the point of beginning.

* * *