

MAIL ROOM
BOX 11111

DEPT 7MS FFE 16"

47828

1992 SEP 10 PM 3:10

When Recorded Return To:
Dennis M. Astill
STRONG & HANNI
9 Exchange Place, #600
Salt Lake City, Utah 84111

Send Tax Notices To:
Reeder Ranch, Ltd.
1160 North 2600 West
Brigham City, Utah 84302

Land ad #47828

QUIT CLAIM DEED

BOOK 528 PAGE 117

DENNIS J. REEDER, as a Trustee of the Prudence W. Reeder Family Living Trust, dated December 6, 1982, and DENNIS J. REEDER, as a Trustee of the Maurice L. Reeder Family Living Trust, dated December 6, 1982, Grantor(s), of Cupertino, California, hereby QUIT CLAIMS to REEDER RANCH, LTD., a Utah Limited Partnership, of Brigham City, Utah, Grantee, for TEN DOLLARS and other good and valuable consideration, the following described tracts of land in Box Elder County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Witness the hand of said Grantor this 31 day of August, A.D. One Thousand Nine Hundred and Ninety Two (1992).

Dennis J. Reeder
Dennis J. Reeder, as a Trustee
of the Prudence W. Reeder Family
Living Trust

Dennis J. Reeder
Dennis J. Reeder, as a Trustee
of the Maurice L. Reeder Family
Living Trust

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.

The foregoing instrument was acknowledged before me this 31st day of August, 1992, by Dennis J. Reeder, Trustee of the Prudence W. Reeder Family Living Trust and the Maurice L. Reeder Family Living Trust.

My Commission Expires:
May 12, 1995

Cathy Clement
NOTARY PUBLIC in and for
Santa Clara County

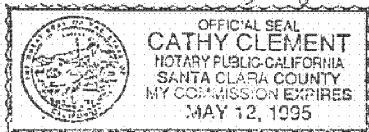


EXHIBIT A

BOOK 528 PAGE 118

Parcel 1

Beginning at a point 80 rods East of the Northwest Corner of the Southwest Quarter of Section 4, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence running East 1 rod; thence South 158 rods; thence West 1 rod; thence North 158 rods to point of beginning. Less that portion in county road.

Parcel 2

Beginning at a point 203 feet West and 33 feet North of the Southeast Corner of Section 16, Township 9 North, Range 2 West, Salt Lake Base & Meridian, said point being on the west line of the old C.P.R.R. right-of-way and on the north line of road; thence North 20°33' West 1367 feet along the West line of S.D.R.R.; thence North 89°30' West 622.7 feet; thence South 15°40' West 1332 feet, more or less to the north line of said road; thence East along said north line 1620 feet more or less to the point of beginning.

Parcel 3

Beginning 455 feet East of the Southwest Corner of the Northwest Quarter of Section 20, Township 9 North, Range 2 West, Salt Lake Base & Meridian; thence East along the Quarter Section line 1492 feet to a lane belonging to B.R.S.L. Co.; thence North 00°07' East 2583.7 feet in a Southerly direction along the south line of highway to a point 1915 feet due north of point of beginning; thence South 1915 feet to the Point of beginning. Also: Beginning at the Northwest Corner of said Section, East along the North line of said Section 1923 feet; thence South 00°07' West 51.5 feet to the north line of highway in a Southwesterly direction along the north line of said highway to a point due south of beginning; thence North 508.5 feet to the point of beginning. Exclusively excepting therefrom: Beginning at the Northwest Corner of said Section; thence East 1980 feet; thence South 33 feet; thence West 1980 feet; thence North 33 feet to the point of beginning.

Parcel 4

The Northeast Quarter, lying south of the O.S.L.R.R. and west of Interstate 15; the Southeast Quarter of the Northwest Quarter, less that portion to Joseph T. Reeder,

Tax ID Number 03-074-0015. The North One-Half of the Southeast Quarter and the East One-Half of the Southwest Quarter, and all land lying west of C.P.R.R. Co's track in the Southwest Quarter of the Southeast Quarter, Section 9, Township 9 North, Range 2 West, Salt Lake Base & Meridian. Less all of that portion belonging to the Santa Fe Pacific Realty Corp., Tax ID number 03-074-0018.

Parcel 5

That part of the South One-Half of the Southeast Quarter of Section 9, Township 9 North, Range 2 West, ALM. Lying east of C.P.R.R. right-of-way and west of Interstate 15.

Parcel 6

A part of the South Half of the Southeast Quarter of Section 32, Township 10 North, Range 2 West, Salt Lake Base & Meridian: Beginning at an existing fence corner located North 89°13'39" West 49.50 feet from the Southeast Corner of said Section 32; running thence South 89°54'36" West 1244.87 feet; thence North 11°09'01" West 114.66 feet; thence North 24°28'24" West 283.32 feet; thence North 51°31'06" West 137.88 feet; thence North 248.40 feet; thence West 128.44 feet; thence South to an existing fence corner 30.00 feet; thence along said fence line the following 5 courses: South 89°55'59" West 284.56 feet; thence North 65°00'55" West 83.70 feet; thence North 00°13'33" West 592.86 feet to the south right-of-way line of 2600 North Street (a country road); thence North 89°58'32" East along said right-of-way line 1979.28 feet to the west right-of-way line of 2800 West Street (a country road); thence South 00°07'57" East along said right-of-way line 1302.65 feet to the point of beginning. (Basis of bearing is the East Line of said Section 32 assumed as North.)

Together with and subject to a right-of-way being 30.0 feet in width for ingress and egress described as follows: Beginning at the Northwest Corner of the above described property; running thence North 89°58'32" East 30.00 feet; thence South 00°13'33" East 574.08 feet; thence South 64°00'59" East 58.10 feet; thence North 89°55'59" East 277.65 feet; thence South 30.00 feet; thence South 89°55'59" West 284.56 feet; thence North 64°00'55" West 83.70 feet; thence North 00°13'33" West 592.86 feet to the point of beginning.

Parcel 7

Beginning 22 rods, 7 links South of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 9, Township 9 North, Range 2 West, Salt Lake Base

BOOK 528 PAGE 120

& Meridian; thence running Northwest along railroad 21 rods and 3 links; thence Southeast 28 rods, 16 links; thence North 14 rods to the point of beginning. (This tract is mostly surrounded by the 100 foot strip of land formerly the O.S.L.R.R. right-of-way and now the Santa Fe Pacific Realty Corp. strip of land.)