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Recorded at Request of Diane H. Banks, Esq., Fabian & Clendenin, P.O. Box 510210, Salt Lake City, UT 84151 at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to Grantee at Woodlands III Holdings, LLC, 399 North Main Street, Ste. 200, Logan, UT

6192831

QUIT-CLAIM DEED

JOHN MILLER, grantor, of Park City, Summit County, State of Utah, hereby QUIT-CLAIMS to WOODLANDS III HOLDINGS, LLC, a Utah limited liability company, grantee, of Logan, Cache County, State of Utah, for the sum of TEN AND NO/100 DOLLARS and other good and valuable consideration, a one-third interest (1/3) in the following described tract of land in Salt Lake County, State of Utah:

Parcel 5 of THE WOODLANDS BUSINESS PARK 2ND AMENDED, a commercial planned unit development according to the original plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.

TOGETHER WITH a Non-exclusive easement and Right of Use and enjoyment in and to the Common Areas of THE WOODLANDS BUSINESS PARK AMENDED, a Commercial Planned Unit Development, as created by and subject to the terms, provisions, covenants and conditions contained in the Declaration of Covenants, Conditions and Restrictions of THE WOODLANDS BUSINESS PARK, a Commercial Planned Unit Development, recorded June 20, 1984 as Entry No. 3957732 in Book 5566 at Page 2152, and First Amendment to Declaration of Covenants, Conditions and Restrictions recorded June 17, 1987 as Entry No. 4476357 in Book 5931 at Page 972, and Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded December 23, 1988 as Entry No. 4717915 in Book 6091 at Page 2427 of Official Records, and as further defined and described as the Official Plat of THE WOODLANDS BUSINESS PARK, a Commercial Planned Unit Development recorded December 23, 1988 at Entry No. 4717916 in Book 88-12 of Plats, at Page 123 of Official Records.

TOGETHER WITH a Non-exclusive easement over the following described property as created by that certain Declaration of Easements, Covenants and Restrictions dated October 27, 1983 and recorded October 27, 1983 as Entry No. 3862259 in Book 5502 at Page 1559 of Official Records, wherein Woodland Investment Company, a limited partnership, appears as Grantor and the Woodlands Associates, appears as Grantee.

BEGINNING at a point which is South 00 degrees 05'44" West 271.18 feet from the Northeast corner of Lot 11, Block 5, Ten Acre Plat "A," Big Field Survey, said point also being South 00 degrees 05' 44" West 843.69 feet from the Northeast corner of Lot 10, Block 5, Ten Acre Plat "A," Big Field Survey, located in the Southwest quarter of Section 32, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89 degrees 59'32" West 766.0 feet, more or less, to the West line of said Lot 11; thence south 00 degrees 05'44" West 25.00 feet; thence south 89 degrees 59'32" east 766.0 feet, to the East line of Lot 11; thence North 0 degrees 05'44" East 25.00 feet to the point of beginning.

TOGETHER WITH a Non-exclusive easement as created by that certain Grant of Easements dated December 19, 1988 and recorded December 23, 1988 as Entry No. 4717914 in Book 6091 at Page 2413 of Official Records, wherein THE WOODLANDS ASSOCIATES, III, a Utah General Partnership, appears as "Owner" and THE WOODLANDS ASSOCIATES, a Utah general partnership, appears as "Beneficiary."

TOGETHER WITH a Non-exclusive easement for the purpose of laying, maintaining and operating new transmission lines over an undefined area of the Common Area as created by that certain License and Easement Agreement dated January 22, 1991 and Recorded January 24, 1991 as Entry No. 5015481 in Book 6284 at Page 1939 of the Official Records.

WITNESS the hand of said grantor, this 17th day of OCTOBER, A.D., one thousand nine hundred and ninety-five.

Signed in the presence of
Tom Gudley

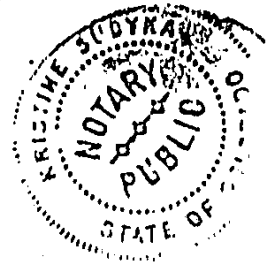
John Miller

STATE OF Colorado
COUNTY OF Denver

On the 17th day of October, 1995, personally appeared before me John Miller, the signer of the within instrument, who duly acknowledged to me that they executed the same.

Kristine Sudyka
Notary Public

MY COMMISSION EXPIRES:
July 19, 1998



10/18/95 6192831 3:03 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FABIAN & CLENDENIN
PO BOX 510210 SLC, UT 84151
REC BY: T TAFOYA DEPUTY - WI

-POOR COPY-
CO. RECORDER

BK 7251 PG 0996