

When recorded mail to:

South Mountain, L.C.
12433 South Fort Street
Draper, Utah 84020
Escrow No. 487651-cp

7017001
07/02/98 4:40 PM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: V VEGA ,DEPUTY - WI

7017001

SPECIAL WARRANTY DEED

Corporate Form

Property Reserve Inc., formerly known as Deseret Title Holding Corporation as to parcel 2 ,
with its principal office at 50 East North Temple, Salt Lake City, Utah 84150, GRANTOR, does hereby
GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM AND WARRANT against all claims by,
through, or under it to **SOUTH MOUNTAIN, L.C., a Utah limited liability company** whose principal
address is 12433 South Fort Street, Draper, Utah 84020, GRANTEE, for the sum of Ten Dollars (\$10.00)
and other good and valuable consideration, the following described tract of land in Salt Lake County, State
of Utah:

See Exhibit "A" attached hereto as part hereof.

EXCEPTING (to the extent of Grantor's right, title, or interest therein) all interests in minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy existing at a depth of five hundred (500 feet or greater beneath the surface of said land.

This Conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto as part hereof.

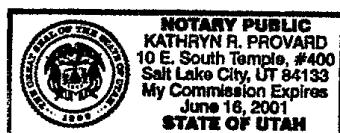
IN WITNESS WHEREOF, the GRANTOR has caused its corporate name and seal to be hereunto affixed by its duly authorized agent this 2nd day of July, 1998.

Property Reserve Inc., fka Deseret Title Holding
Corporation

By: Wayne G. Faehr
Its: President

STATE OF UTAH }
County of Salt Lake }
:ss. }

On the 2nd day of July, 1998, personally appeared before me
Wayne D. Facer, who being by me duly sworn, did say that he is the
President of Property Reserve Inc., fka Deseret Title Holding
Corporation and that said corporation sole by authority of a resolution of its Board of Directors, and the said
Wayne D. Facer acknowledged to me that said corporation sole
executed the same.



Katrynn R. Provard
Notary Public

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DESCRIPTION

PARCEL NO. 2:

The South half of the Northwest quarter of the Southeast
quarter of Section 4, Township 4 South, Range 1 East, Salt Lake
Base and Meridian.

BK 8027 PG 2496

EXHIBIT B
to
SPECIAL WARRANTY DEED

1. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
2. Any claims by third parties to water rights or title to water appurtenant to the property described above.
3. Taxes or assessments, whether or not shown as existing liens, including, without limitation, rights to reassess the tax assessment pursuant to the Farmland Assessment Act.
4. Mineral reservations, together with the right to enter from the surface and to prospect for, mine, extract, and remove all ores and minerals below the surface of said land, as disclosed by prior mesne instruments of record. This exception is not intended to reserve to Grantor any right of surface entry.
5. Reservation of the extraction rights reserved in that certain Warranty Deed recorded March 19, 1982, in Book 5353, at Page 545, and as encumbered by that certain Trust Deed dated January 1, 1982, and recorded on March 19, 1982, in Book 5353, at Page 453.
6. All other reservations, restrictions, easements, rights-of-way, and other matters of record.
7. All easements or claims to easements which are not of record.
8. All matters which a careful inspection or an accurate survey of the real property subject to this deed would disclose.

The exceptions set forth above shall not in any event be interpreted as expanding the warranties in the special warranty deed to which this exhibit is attached beyond those which would exist in the absence of any or all of said exceptions.

RWB\ENVIRON\DRAPER\SW-DEED.TDX

Exhibit B to
Special Warranty Deed

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