

CTC #9629
When Recorded mail to:
Keith L. Kerby
2055 2050 West 8390 South
West Jordan, Utah 84088
MAIL TAX NOTICE TO: Grantee

ENT 71088;2001 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Jul 19 12:59 pm FEE 13.00 BY AB
RECORDED FOR CENTURY TITLE

Space above this line for recording data.

WARRANTY DEED

Utah Armadillo Limited Company

GRANTOR(S)

of Provo, County of Utah State of UTAH

Hereby **Convey(s)** and **Warrant(s)** to
Keith L. Kerby and Peggy H. Kerby, husband and wife as joint tenants

GRANTEE(S)

of West Jordan County of Salt Lake, STATE OF Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE
FOLLOWING DESCRIBED TRACT OF LAND IN **UTAH** COUNTY, STATE OF UTAH, to-wit:

See Attached Exhibit "A" made a part hereof and hereto

The Grantor herein reserves all mineral rights and personal property.

The real property conveyed by this deed (the "Property") shall be subject to restrictions, covenants, easements, encumbrances, and rights of way of record, visible by inspection or otherwise, together with the following easements, rights of way, restrictions, and covenants:

Easements and rights of way for utilities and vehicular and pedestrian access to other parcels of real property known collectively as Mosida Orchards. Such easements and rights of way extend around the entire perimeter of the Property. If the Property is adjacent to one or more of the plat-reserved 40' roads, the right of way along any side of the Property that is adjacent to such a road will extend 10 feet toward the interior of the Property from the Property boundary line. If the Property is adjacent to one or more of the plat-reserved 20' roads, the right of way along any side of the Property that is adjacent to such a road will extend 40 feet toward the interior of the Property from the Property boundary line. Grantee may not erect a fence or any other structure within the areas of the easements and rights of way described herein.

Grantee has executed that certain Consent to Annexation/Incorporation evidencing Grantee's consent to the future annexation of the Property into a city or incorporation of the Property as part of a city to be created. Grantee may not convey the Property to any other person, whether voluntarily or involuntarily, unless such person has also executed a similar consent instrument for the benefit of Grantor or its successor in interest, and any attempt to convey the Property without first receiving such consent shall be null and void. The Grantor herein reserves all mineral rights.

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2001 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS July 16, 2001

Utah Armadillo Limited Company

By: Terry C. Harward, manager

By: David K. Gardner, manager

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On July 16, 2001 personally appeared before me

Terry C. Harward and David K. Gardner, managers of Utah Armadillo Limited Company
signers of the within instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

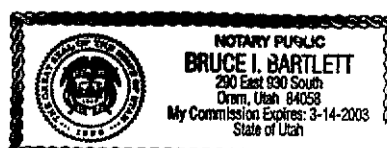


EXHIBIT "A"

AN UNDIVIDED 86.8766 % INTEREST IN UNTO THE FOLLOWING:

The land referred to is located in **Utah** County, State of **Utah**, and is described as follows:

Lot 10, MOSIDA ORCHARDS, being a portion of the Northwest one quarter of Section 34, Township 7 South, Range 1 West, Salt Lake Base and Meridian, Utah County, Utah more particularly described as follows: Commencing at a 5/8 inch iron pin and cap monumenting the Northeast corner of Lot 10 MOSIDA ORCHARDS SUBDIVISION the True Point of Beginning; thence South 00°17'53" West 639.59 feet to a set 5/8 inch iron pin and cap; thence North 89°44'14" West 649.92 feet to a set 5/8 inch iron pin and cap; thence North 00°17'15" East 639.54 feet to a set 5/8 inch iron pin and cap; thence South 89°44'30" East 650.03 feet to the Point of Beginning.

EXCEPTING THEREFROM: a parcel of land being a road right-of-way, more particularly described as follows: Commencing at a 5/8 inch iron pin and cap monumenting the Northeast corner of Lot 10 MOSIDA ORCHARDS SUBDIVISION; thence North 89°44'30" West 574.18 feet to a set 5/8 inch iron pin and cap, the True Point of Beginning; thence North 89°44'30" West 75.85 feet to a set 5/8 inch iron pin and cap; thence South 00°17'15" West 59.74 feet to a set 5/8 inch iron pin and cap; thence North 52°02'46" West 96.58 feet to the True Point of Beginning.

(59:107:0010)