

Recorded at Request of: METRO NATIONAL TITLE
File Number: 98021350SU

Mail Tax notice to:
SCOTT S. BENNION
BRITTANY J. BENNION
2604 EAST 6200 SOUTH
SALT LAKE CITY, UT 84121

7282279
03/10/99 09:58 AM 17.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: V ASHEY DEPUTY - WI

WARRANTY DEED

SEVENTEEN EIGHTY, L.L.C., a Utah Limited Liability Company GRANTOR
of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, hereby
CONVEYS and WARRANTS TO:

SCOTT S. BENNION and BRITTANY J. BENNION, husband and wife as
joint tenants GRANTEE
of 2604 EAST 6200 SOUTH, SALT LAKE CITY, UT 84121 for the sum
of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, the following described tract(s) of land in SALT
LAKE County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: County and/or City Taxes not delinquent; Bonds
and/or Special Assessments not delinquent and Covenants,

Conditions, Restrictions, Rights-of-Way, Easements, Leases and
Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 8th day of MARCH,
1999.

SEVENTEEN EIGHTY, L.L.C.,
a Utah Limited Liability Company

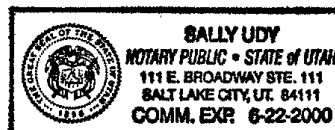
BY: [Signature]
RICHARD C. BENNION, Managing Member

STATE OF UTAH, County of SALT LAKE) ss.

On this date, March 8, 1999, personally appeared before me
RICHARD C. BENNION, who being by me duly sworn did say that he
is the Managing Member of SEVENTEEN EIGHTY, L.L.C., the limited
liability company that executed the above and foregoing
instrument and that said instrument was signed on behalf of
said company by authority of its by-laws (or by authority of a
resolution of its board of managers/members) and said RICHARD
C. BENNION acknowledged to me that said limited liability
company executed same.

[Signature]
Notary Public

My commission expires: June 22, 2000
Residing in: Salt Lake City, Utah



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EXHIBIT "A"

PARCEL 1:

Commencing at a point which is 572 feet West and 543 feet South from the Northeast corner of Section 22, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence West 286 feet; thence North 175 feet; thence East 286 feet; thence South 175 feet to the point of beginning.

PARCEL 1A:

Granting and reserving a right of way 6 feet wide for the purpose of carrying and transporting irrigation water from the Upper Ellison Ditch, the center line of which said right of way is described as follows:

Beginning at a point 715 feet West and 1320 feet South from the Northeast corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 777 feet.

ALSO:

Granting and reserving a right of way 6 feet wide for a pipe line for the purpose of carrying and transporting culinary and irrigation water, the center line thereof being described as follows:

Beginning at a point which is 675 feet West and 368 feet South from the Northeast corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 368 feet.

ALSO:

Granting and reserving a right of way for road purposes over the following described land:

Beginning at a point which is 572 feet West and 368 feet South from the Northeast corner of Section 22, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 89.8 feet; thence North 73 deg. 50' West 36.64 feet; thence North 358.2 feet; thence East 25 feet; thence South 339 feet; thence South 73 deg. 50' East 104.12 feet to the point of beginning.

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