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12/21/1999 12:49 FM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METERO NATIONAL TITLE
BY: RDJ, DEPUTY - WI 2 P.

MAIL TAX NOTICE TO: Northwest Land and Development, L.L.C. 169 West Burton Avenue Salt Lake City, UT 84115 Attention: Thomas E. Davis

SPECIAL WARRANTY DEED

HOLLY J. ERNEST and THOMAS E. DAVIS, as tenants in common

GRANTOR(S)

of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS BY THROUGH AND UNDER THEM ONLY TO:

NORTHWEST LAND AND DEVELOPMENT, L.L.C., A Utah limited liability company

GRANTEE(S)

of Salt Lake City, County of Salt Lake, the State of Utah, for the sum of TEN AND NO/100 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 - LEGAL DESCRIPTION

SUBJECT TO: All County and City Taxes not delinquent; Bonds and Special Assessments not delinquent, Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations.

WITNESS, the hand(s) of said grantor(s), this 17 day of December, 1999.

STATE OF UTAH

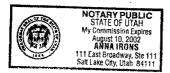
) ss.

COUNTY OF SALT LAKE

On this 17 day of December, 1999, personally appeared before me HOLLY J. ERNEST and THOMAS E. DAVIS, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to on this instrument, and who acknowledged to me that they executed the same.

NOTARY PUBLIC

My commission expires: Residing at:



PARCEL 1:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet, South 89 deg. 56' West 456.086 feet and South 33.0 feet from a monument at the intersection of West Temple Street and 2700 South Street, said point of beginning also being South 89 deg. 56' West 158.086 feet from the Northeast corner of Lot 12, Block 2, BURTON ACRES, a subdivision; thence along said right of way line South 89 deg. 56' West 139.964 feet; thence South 131.221 feet; thence East 139.964 feet; thence North 131.384 feet to the point of beginning.

PARCEL 2:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet, South 89 deg. 56' West 638.00 feet and South 33.0 feet from a monument at intersection of West Temple Street and 2700 South Street, said point of beginning also being North 89 deg. 56' East 43.47 feet from the Northwest corner of Lot 9, Block 2, BURTON ACRES, a subdivision; thence along said right of way line North 89 deg. 56' East 41.95 feet; thence South 131.221 feet; thence West 41.95 feet; thence North 131.172 feet to the point of beginning.

TOGETHER WITH a right of way described as follows:

Beginning on the South right of way line of Burton Avenue at a point which is North 2471.69 feet; thence South 89 deg. 56' West 436.086 feet and South 33.0 feet from a monument at intersection of West Temple Street and 2700 South Street, said point of beginning also being South 89 deg. 56' West 138.086 feet from the Northeast corner of Lot 12, Block 2, BURTON ACRES, a subdivision; thence South 131.407 feet; thence South 45 deg. East 30.956 feet; thence North 89 deg. 50'54" East 116.197 feet to the East line of said Lot 12; thence along said line South 41.011 feet; thence North 86 deg. 42'34" 129.793 feet; thence North 3 deg. 18'31" East 16.313 feet; thence North 89 deg. 41'29" West 211.715 feet; thence North 26.639 feet; thence East 181.914 feet; thence North 131.384 feet to the South right of way line of Burton Avenue; thence along said right of way line North 89 deg. 56' East 20.00 feet to the point of beginning.

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