

Recorded at Request of: METRO NATIONAL TITLE  
File Number: 00025248

7590384  
03/07/2000 04:26 PM 13.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
BY: ZJM, DEPUTY - WI 2 P.

Mail Tax notice to:  
BIG COTTONWOOD CREEK, LLC  
924 EAST WOODLAND HILLS CIR.  
BOUNTIFUL, UT 84010

7590384

WARRANTY DEED

ARLENE M. BRADSHAW, Trustee of the THE ARLENE M. BRADSHAW TRUST, as to an undivided one half interest, and HARRIS A. BRADSHAW, Trustee of the HARRIS A. BRADSHAW TRUST, as to an undivided one half interest, of an undivided one half interest GRANTOR  
of SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, hereby CONVEYS and WARRANTS TO:

BIG COTTONWOOD CREEK, LLC, a Utah Limited Liability Company GRANTEE  
of 924 EAST WOODLAND HILLS CIR., BOUNTIFUL, UT 84010 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:

PARCEL 1:

Beginning at a point which is 179.05 feet South 23 deg. 22' West, South 48 deg. 17' East 225.0 feet, and South 29 deg. 08' West 614.7 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said Northwest corner of the Northeast quarter of the Northeast quarter being 19.84 chains West of the Northeast corner of said Section 27; thence South 48 deg. 17' East 75 feet; thence North 29 deg. 08' East 251.7 feet, more or less, to the center of Big Cottonwood Creek; thence Northerly along the center of said creek to a point North 29 deg. 08' East of the point of beginning; thence South 29 deg. 08' West 367.7 feet, more or less, to the point of beginning.

PARCEL 1A:

TOGETHER WITH a right of way over the following described property:

Beginning at a point in the West line of the Little Dollie Mining Claim in the Southerly line of the County Road which point is South 13 deg. 46' West 68.05 feet from the said Northwest corner of the Northeast quarter of the Northeast quarter of said Section 27; thence South 29 deg. 08' West 112.48 feet to corner No. 2 of Giles Flat Mining Claim; thence South 48 deg. 17' East along the Northerly line of said Giles Flat Mining Claim 975 feet; thence North 29 deg. 08' East 25 feet; thence North 48 deg. 17' West 940 feet; thence North 29 deg. 08' East 84.42 feet to the Southerly line of said County Road; thence Westerly along the Southerly line of said County Road 35 feet, more or less, to the point of beginning.

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.

Together with all water rights relating, pertaining and appurtenant to subject property.

WITNESS, the hand(s) of said grantor(s), this 7th day of MARCH, 2000.

THE ARLENE M. BRADSHAW TRUST

THE HARRIS A. BRADSHAW TRUST


BY: Arlene M. Bradshaw  
ARLENE M. BRADSHAW, Trustee

Harris A. Bradshaw  
HARRIS A. BRADSHAW, Trustee

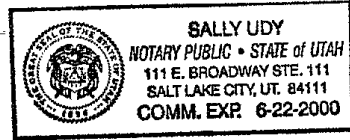
BK8347PG0249

State of Utah, County of SALT LAKE: ss

On March 7, 2000 personally appeared before me ARLENE M. BRADSHAW who upon being duly sworn (or affirmed) upon oath that she did sign the foregoing instrument with authority as granted in the capacity as Trustee of the ARLENE M. BRADSHAW TRUST, and that the said ARLENE M. BRADSHAW duly acknowledged to me that she executed the same.

  
Notary Public

My Commission Expires: June 22, 2000  
Residing at: Salt Lake City, Utah

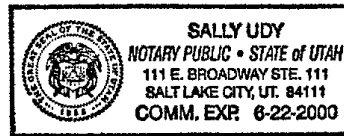


State of Utah, County of SALT LAKE: ss

On March 7, 2000 personally appeared before me HARRIS A. BRADSHAW, who upon being duly sworn (or affirmed) upon oath that he did sign the foregoing instrument with authority as granted in the capacity as Trustee of the HARRIS A. BRADSHAW TRUST, and that the said HARRIS A. BRADSHAW duly acknowledged to me that he executed the same.

  
Notary Public

My Commission Expires: June 22, 2000  
Residing at: Salt Lake City, Utah



BK8347PG0250