

File Number: 00025917

Mail Tax notice to:
PINSHON PROPERTIES LLC
24 North 3210 East
Idaho Falls, ID 83401

Tax Parcel #08-25-126-007 &

7723093

09/21/2000 12:07 PM 18.00
Book - 8389 Pg - 623-626
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
BY: ZJM, DEPUTY - WI 4 P.

9/21/2000

WARRANTY DEED

BENERGY, INC., an Ohio corporation

GRANTOR

of 5178 KNEALE BLDG., CLEVELAND, OH 44124-1227, hereby CONVEYS
and WARRANTS TO:

PINSHON PROPERTIES LLC, an Idaho limited liability company

GRANTEE

of 24 NORTH 3210 EAST, IDAHO FALLS, IDAHO, 83401, 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 BY THIS REFERENCE 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.

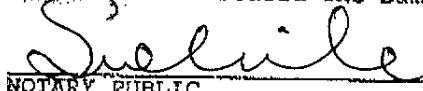
WITNESS, the hand(s) of said grantor(s), this 19 day of
SEPTEMBER, 2000.

BENERGY, INC.

BY: 
ITS: President

STATE OF Ohio, County of Cuyahoga) ss:

On this date, September 19th 2000, personally appeared
before me EDWARD PROCCO who being by me duly
sworn did say, that he is the President of
BENERGY, INC. the corporation that executed the above and
foregoing instrument and that said instrument was signed in
behalf of said corporation by authority of its by-laws (or by
authority of a resolution of its board of directors) and said
corporation executed the same. acknowledged to me that said

* 
NOTARY PUBLIC

My commission expires:
Residing in:

SUE WILE

Notary Public, State of Ohio
My Commission Expires Dec. 13, 2004
(recorded in Lake County)

-POOR COPY-
CO. RECORDER

BK8389PG0623

7723093

EXHIBIT "A"

PARCEL 1:

Beginning at a point which is North 38 deg. 40' East 621.00 feet from the Salt Lake City Survey Monument in the intersection of Beck Street and Victory Road and from which monument the Beck Street monument line bears South 24 deg. 22'53" East, said monument also bearing North 33 deg. 43' West 1416.8 feet (Old Deed Tie) from the Southeast corner of the Northwest quarter of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being on the Northeasterly line of the Denver's Rio Grande Western Railroad Company spur tract right of way as conveyed by that certain instrument recorded December 31, 1958, as Entry No. 1629380, in Book 1574 at Page 19 of Official Records; thence along said right of way line North 44 deg. 14' West 150.00 feet; thence North 45 deg. 46' East 10.68 feet; thence North 40 deg. 50'56" West 13.00 feet to a point on the arc of a 331.22 foot radius curve, the center of which bears South 49 deg. 33'23" West; thence Northwesterly 242.00 feet along said Railroad right of way line and the arc of said curve to the left through a central angle of 41 deg. 51'43"; thence North 79 deg. 14' West along said Railroad right of way line parallel with and 16.5 feet perpendicularly distant from the center line of said right of way and said spur tract, 121.77 feet to a point on the extension of an old wire fence line which bears South 46 deg. 14'46" West; thence North 46 deg. 09' East 253.59 feet; thence South 79 deg. 14' East 57.90 feet to the point of tangency with a 505.145 foot radius curve; thence Southeasterly 308.58 feet along the arc of said curve to the right through a central angle of 35 deg. 00'; thence South 44 deg. 14' East 240.60 feet; thence South 45 deg. 46' West 167.44 feet; thence South 44 deg. 14' East 358.21 feet; thence South 63 deg. 56' West 287.00 feet; thence North 26 deg. 04' West 145.00 feet to the point of tangency with a 338.93 foot radius curve; thence Northerly 80.78 feet along the arc of said curve to the right through a central angle of 13 deg. 39'21" to a point on the arc of a 336.10 foot radius curve, the center of which bears North 89 deg. 27'49" West, said point also being on the aforesaid Northeasterly Railroad right of way line; thence Northwesterly 173.39 feet along said Railroad right of way line and the arc of said 336.10 foot radius curve to the left through a central angle of 29 deg. 33'30"; thence along said Railroad right of way line North 45 deg. 46' East 25.17 feet to the point of beginning.

PARCEL 2:

Beginning at the most Northerly corner of the Covey property as conveyed by that certain instrument recorded November 13, 1959, as Entry No. 1685693, in Book 1665, at Page 116 of Official Records, said point of beginning being further described as bearing North 28 deg. 29'03" East 444.46 feet from the Salt Lake City Survey monument in the intersection of Beck Street and Victory Road and from which monument the Beck Street Monument line bears South 24 deg. 22'53" East, said monument also bearing

Exhibit "A" Legal Description (continued)

North 33 deg. 48' West 1416.8 feet (old Deed tie) from the Southeast corner of the Northwest quarter of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning being on the arc of a 186.50 foot radius curve, the center of which bears North 49 deg. 22'35" East, and said point of beginning also being on the Easterly line of the Denver & Rio Grande Western Railroad spur tract right of way known as the Covey spur as conveyed by that certain instrument recorded December 31, 1958, as Entry No. 1629380, in Book 574, at Page 19 of Official Records; thence Northerly 201.94 feet along said right of way line and the arc of said curve to the left through a central angle of 62 deg. 02'22" to a point on the Southwesterly line of the D&RGW Railroad main spur right of way conveyed by the aforesaid instrument; thence South 36 deg. 55'27" East along said Railroad right of way line 117.00 feet to a point on the arc of a 301.60 foot radius curve; thence which bears South 52 deg. 08'06" West; thence Southerly 274.02 feet along said Railroad right of way line and the arc of said curve to the right through a central angle of 52 deg. 03'22"; thence North 43 deg. 51' West along the Northeasterly line of the aforementioned Covey property 225.13 feet to the point of beginning.

PARCEL 3:

Subject to and together with a right of way for ingress and egress over the following described property:

Beginning at the most Southerly corner of the Covey property as conveyed by that certain Warranty Deed recorded July 13, 1939, as Entry No. 661476, in Book 230, at Page 613 of Official Records, said point of beginning being North 89 deg. 59'34" West 182.00 feet and North 24 deg. 22'53" West 1315.288 feet (Deed = 182 feet West and 1316.4 feet North 24 deg. 22' West) from the Southeast corner of the Northwest quarter of Section 25, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point of beginning being further described as bearing North 72 deg. 18'05" East 66.80 feet from the Salt Lake City Survey monument in the intersection of Beck Street and Victory Road and from which monument the Beck Street monument line bears South 24 deg. 22'53" East; thence along the Easterly line of Beck Street North 43 deg. 50'39" West 33.00 feet; thence North 46 deg. 01' East 500.15 feet to a point on the Northeasterly line of the Denver & Rio Grande Western Railroad Company spur tract right of way, said point being on the arc of a 336.10 foot radius curve, the center of which bears South 74 deg. 58'00" West; thence Southerly 39.05 feet along said right of way line

Exhibit "A" Legal Description (continued)

and the arc of said curve through a central angle of 6 deg. 39'28"; thence South 46 deg. 01' West 479.39 feet to the point of beginning.