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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FABIAN & CLENDENIN
215 S STATE 12TH FLOOR
SLC UT 84111
BY: RDJ, DEPUTY - WI 7 P.

WHEN RECORDED MAIL TO:

Daniel W. Anderson, Esq.
Fabian & Clendenin
Post Office Box 510210
Salt Lake City, Utah 84151-0210

MAIL TAX NOTICE TO:

David S. Bastian
7677 South Lincoln Street
Midvale, Utah 84047

8110216

Parcel ID Nos. 26-26-100-001, 26-26-100-002, 26-26-200-001,
26-26-200-002, 26-26-200-003, 26-25-100-002, 26-25-200-001,
26-26-300-002, 26-26-400-001, 26-26-400-002, 26-27-300-001,
26-34-100-001, 26-34-100-002, 26-34-200-001, 26-27-100-003,
26-14-300-004, 26-33-100-001, 26-32-400-001, 26-32-400-002,
26-33-301-001, 26-32-200-004, and 26-26-300-003

SPECIAL WARRANTY DEED

MARGARET S. BASTIAN, DAVID S. BASTIAN, and MARY E. BASTIAN,
all of Midvale, Utah, and EMILY B. MARKHAM of Fountain Valley, California, Grantors, for
the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE
CONSIDERATION, hereby convey and warrant, against all claiming by, through or under them,
to THE LAST HOLDOUT, L.L.C., a Utah limited liability company, with a business address of
7677 South Lincoln Street, in Midvale, Utah 84047, Grantee, the property and any improvements
thereon located in Salt Lake County, State of Utah, and more particularly described in Exhibit
"A" hereto.

Executed by Grantors this 27th of December, 2001.

GRANTORS:

Margaret S. Bastian
MARGARET S. BASTIAN

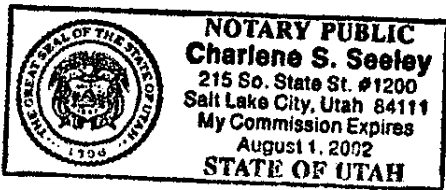
David S. Bastian
DAVID S. BASTIAN

Mary E. Bastian
MARY E. BASTIAN

Emily B. Markham
EMILY B. MARKHAM

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 27th day of December, 2001, personally appeared before me Margaret S. Bastian, David S. Bastian, and Mary E. Bastian, whose identities are personally known to me or were proven to me on the basis of satisfactory evidence, and who, being by me first duly sworn (or affirmed), did acknowledge to me that they executed the foregoing instrument for its stated purpose, and acknowledged to me that they executed the same.



Charlene S. Seeley
Notary Public

STATE OF CALIFORNIA)
 : ss.
COUNTY OF ORANGE)

On this 28 day of December, 2001, personally appeared before me Emily B. Markham, whose identity is personally known to me or were proven to me on the basis of satisfactory evidence, and who, being by me first duly sworn (or affirmed), did acknowledge to me that she executed the foregoing instrument for its stated purpose, and acknowledged to me that she executed the same.

Nicholas R. Kune
Notary Public

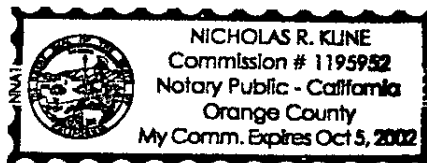


EXHIBIT "A"

The following described parcels are located in Salt Lake County, State of Utah:

Parcel 1 (No. 26-26-100-001):

COMMENCING 2 rods South from the Northwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence East 80 rods; thence South 158 rods; thence West 80 rods; thence North 158 rods to the point of beginning.

Contains 79 acres, more or less.

Parcel 2 (No. 26-26-100-002):

The East Half of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, less street.

Contains 78 acres, more or less.

Parcel 3 (No. 26-26-200-001):

The Northwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian, less streets.

Contains 38.05 acres, more or less.

Parcel 4 (No. 26-26-200-002):

The Southwest Quarter of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the street.

Contains 38 acres, more or less.

Parcel 5 (No. 26-26-200-003):

The East One-Half of the Northeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the street.

Contains 79 acres, more or less.

Parcel 6 (No. 26-25-100-002):

BEGINNING 2 rods South from the Northwest corner of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 158 rods; thence East 45 rods; thence North 45° East 44.4 rods; thence East 164.5 rods; thence North 742.41 feet; thence North 37°27' West 62.54 feet; thence West 1281.89 feet; thence North 78 rods; thence West 160 rods to the point of beginning.

Contains 162.78 acres, more or less.

Parcel 7 (No. 26-25-200-001):

The Northwest Quarter of the Northeast Quarter of Section 25, Township 3 South, Range 2 West, Salt Lake Base and Meridian, less the road.

Contains 39.63 acres, more or less.

Parcel 8 (No. 26-26-300-002):

COMMENCING 80 rods East and 66 rods North from the Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence North 94 rods; thence East 98 rods; thence South 94 rods; thence West 98 rods to point of beginning.

Contains 56.6 acres, more or less.

Parcel 9 (No. 26-26-400-001):

BEGINNING 80 rods North and 80 rods West from the Southeast corner of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian; thence South 13-1/3 rods; thence West 60 rods; thence North 93-1/3 rods; thence East 60 rods; thence South 80 rods to the point of beginning.

Contains 35 acres, more or less.

Parcel 10 (No. 26-26-400-002):

The Northeast Quarter of the Southeast Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian.

Contains 40 acres, more or less.

Parcel 11 (No. 26-27-300-001):

The South Half of the Southwest Quarter of Section 27, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 80 acres, more or less.

Parcel 12 (No. 26-34-100-001):

The North Half of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 80 acres, more or less.

Parcel 13 (No. 26-34-100-002):

The Southwest Quarter of the Northwest Quarter of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 14 (No. 26-34-200-001):

COMMENCING at the Northeast corner of Section 34, Township 3 South, Range 2 West, Salt Lake Meridian; thence West 160 rods; thence South 80 rods; thence East 80 rods; thence South 80 rods to the center of the creek; thence northeasterly along said creek to a point 40 rods East and 101 rods South from the point of BEGINNING.

Contains 133.5 acres, more or less.

Parcel 15 (No. 26-27-100-003):

BEGINNING at a point East of the Quarter corner of Section 27, Township 3 South, Range 1 West, Salt Lake Meridian; thence North 89°50'42.1" West 35 feet; thence South 0°03'49.7" East 2650.021 feet; thence North 89°49'33.4" West 85 feet; thence North 0°03'49.7" West 2649.992 feet; thence North 0°04'25.9" West 120 feet; thence South 89°50'42.1" East 120 feet; thence South 0°04'25.9" East 120 feet to the point of beginning.

Contains 5.50 acres, more or less.

Parcel 16 (No. 26-14-300-004):

The South 80 rods of Section 14, Township 3 South, Range 2 West, Salt Lake Meridian; less tracts deeded to Utah Power & Light Company.

Containing 151.05 acres, more or less.

Parcel 17 (No. 26-33-100-001):

The North Half of Section 33, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 320 acres, more or less.

Parcel 18 (No. 26-32-400-001):

The Northwest Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian, less tract deeded to Mountain Fuel Supply Co.

Contains 38 acres, more or less.

Parcel 19 (No. 26-32-400-002):

The Northeast Quarter of the Southeast Quarter of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 20 (No. 26-33-301-001):

The Northwest Quarter of the Southwest Quarter of Section 33, Township 3 South, Range 2 West, Salt Lake Meridian.

Contains 40 acres, more or less.

Parcel 21 (No. 26-32-200-004):

BEGINNING at the Northeast corner of Section 32, Township 3 South, Range 2 West, Salt Lake Meridian; thence South 0°04'33.2" West 2659.434 feet; thence North 89°50'13.3" West 2627.899 feet; thence South 0°10'19.3" East 601.052 feet; thence Northwesterly along a 268.31 foot radius curve to the right 245.482 feet (chord North 58°04'51" West 237.01 feet); thence North 31°52'13" West 437.227 feet; thence northerly

along a 331.972 foot radius curve to the right 288.948 feet (chord North 6°56'06" West 279.91 feet); thence North 18° East 201.899 feet; thence northerly along a 1482.394 foot radius curve to the left 470.159 feet (chord North 8°54'50" East 468.19 feet); thence South 89°49'40.7" West 17 feet; thence North 0°10'19.3" West 792.3 feet; thence North 70°54'09.7" East 3153.425 feet to the point of beginning.

Contains 149.9 acres, more or less.

Parcel 22 (No. 26-26-300-003):

BEGINNING 80 rods East and 65 rods North from Southwest corner of Section 26, Township 3 South, Range 2 West, Salt Lake Meridian; thence North 1 rod; thence East 64 rods; thence South 1 rod; thence West 64 rods to the point of beginning.

Contains 0.4 acres, more or less.