

QUIT-CLAIM DEED

DEAN W. MORGAN aka DEAN MORGAN, individually, and as General Partner of THE DEAN W. MORGAN RANCH, LTD., A UTAH LIMITED PARTNERSHIP, and HELEN R. MORGAN aka HELEN MORGAN, individually, and as General Partner of THE DEAN W. MORGAN RANCH, LTD., A UTAH LIMITED PARTNERSHIP, of Layton, County of Davis, State of Utah, Grantors, hereby QUIT-CLAIM to DEAN W. MORGAN and HELEN R. MORGAN, Managing Members of THE MORGAN FAMILY RANCH, L.L.C., dated the 28th day of April, 1999, of Layton, County of Davis, State of Utah, for the sum of Ten Dollars any and all interest in the following described tracts of land in Morgan County, State of Utah:

SEE ATTACHED EXHIBIT "A"

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals, this 21st day of July, A. D., 2000.

*Dean W. Morgan*

DEAN W. MORGAN aka  
DEAN MORGAN, individually  
and as General Partner of  
THE DEAN W. MORGAN RANCH,  
LTD., A UTAH LIMITED  
PARTNERSHIP

*Helen R. Morgan*

HELEN R. MORGAN aka  
HELEN MORGAN, individually  
and as General Partner of  
THE DEAN W. MORGAN RANCH,  
LTD., A UTAH LIMITED  
PARTNERSHIP

STATE OF UTAH )  
                  ): ss.  
COUNTY OF WEBER )

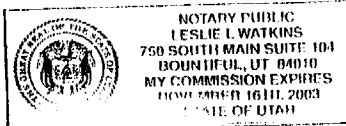
E 082937 B M161 P 0489  
Date 10-AUG-2000 9:47am  
Fee: 39.00 Check  
BRENDA NELSON, Recorder  
Filed By NPS  
FOR ROWE & WALTON PC  
MORGAN COUNTY

On the 21st day of July, 2000, personally appeared before me DEAN W. MORGAN aka DEAN MORGAN and HELEN R. MORGAN aka HELEN MORGAN, individually and as General Partners of THE DEAN W. MORGAN, RANCH, LTD., A UTAH LIMITED PARTNERSHIP, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 11-16-99

*Leslie L. Watkins*  
NOTARY PUBLIC  
Residing at Davis County

Grantee's Address:  
1796 E. Oakhills Drive  
Layton, Utah 84041



5-23-02 Delegation of Authority + Certificate of Incumbency # 88373 180-696

EXHIBIT "A"

PARCEL 1 01-004-213

A PART OF THE SOUTHWEST QUARTER AND A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16; AND A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN. TRUE MERIDIAN IS USED AS BASE BEARING.

BEGINNING AT A POINT WHICH BEARS N. 0°10' W. 815.3 FEET AND EAST 48.1 FEET FROM THE SOUTHWEST CORNER OF SECTION 16, IN TOWNSHIP 4 NORTH OF RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, (THE SECTION CORNER IS MARKED BY A METAL MONUMENT SET BY THE U.S. BUREAU OF LAND MANAGEMENT 1952 RESURVEY), AND RUNNING THENCE N. 72°23' E. 219.0 FEET TO THE CENTER LINE OF A SLOUGH; THENCE ALONG SAID SLOUGH TWO COURSES: S. 64°00' E. 160.0 FEET; S. 26°30' E. 225.0 FEET; THENCE N. 73°00' E. 1102.0 FEET; THENCE N. 63°12' W. 57.0 FEET; THENCE N. 74°30' W. 145.0 FEET; THENCE N. 67°40' W. 450.0 FEET; THENCE N. 38°00' W. 96.0 FEET; THENCE N. 72°00' E. 206.0 FEET; THENCE N. 73°20' E. 128.0 FEET; THENCE N. 29°20' W. 282.0 FEET; THENCE N. 76°30' E. 864.6 FEET; THENCE N. 18°00' W. 230.0 FEET; THENCE NORTH 310.0 FEET; THENCE N. 69°30' E. 185.0 FEET; THENCE N. 47°00' W. 223.0 FEET; THENCE N. 59°42' E. 227.0 FEET; TO THE QUARTER SECTION LINE; THENCE ALONG SAID LINE N. 89°45' E. 236.0 FEET TO THE SOUTHWEST BOUNDARY OF THE UNION PACIFIC RAILROAD COMPANY; THENCE ALONG SAID BOUNDARY S. 39°42' E. 455.0 FEET PARALLEL WITH AND 200 FEET DISTANT FROM THE CENTER LINE OF THE WEST BOUND MAIN LINE OF SAID RAILROAD; THENCE NORTH 234.83 FEET ALONG THE QUARTER SECTION LINE; THENCE S. 39°42' E. 1049.4 FEET ALONG THE SOUTHWEST BOUNDARY OF SAID RAILROAD PARALLEL WITH AND 50 FEET DISTANT FROM THE CENTER LINE OF SAID WEST BOUND MAIN LINE; THENCE S. 50° W. 874.0 FEET; THENCE S. 71°30' W. 873.0 FEET ALONG THE CENTER LINE OF THE WEBER RIVER; THENCE CONTINUING ALONG THE CENTER LINE OF SAID RIVER S. 11°00' E. 495.0 FEET; THENCE WEST 265.0 FEET; THENCE SOUTH 125.0 FEET; THENCE S. 71°00' W. 878.0 FEET; THENCE S. 21°00' E. 272.0 FEET; THENCE S. 64°30' W. 267.0 FEET; THENCE N. 28°12' W. 312.5 FEET; THENCE N. 34°27' W. 320.0 FEET; THENCE N. 25°00' W. 568.3 FEET; THENCE N. 7°00' E. 136.5 FEET TO THE POINT OF BEGINNING; THE LAST FOUR COURSES ARE ALONG THE NORTHEAST BOUNDARY LINE OF THE WEBER BASIN GATEWAY CANAL RIGHT OF WAY. CONTAINING 75.33 ACRES. SUBJECT TO EXISTING RIGHTS OF WAY.

PARCEL 2 01-004-027

ALL OF THE SOUTH HALF OF SECTION 24, IN TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 320.00 ACRES.

01-004-213

LOTS 3 AND 4 AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, IN TOWNSHIP 4 NORTH OF RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 163.20 ACRES.

01-004-492

LOTS 1 AND 2, AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 4 NORTH OF RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, CONTAINING 162.69 ACRES.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAYS NOW USED AND ALL EASEMENTS AND RIGHTS OF WAYS ON RECORD.

PARCEL 3 01-004-207

A PART OF THE N HALF OF THE SW QUARTER AND A PART OF THE S HALF OF THE NW QUARTER OF SECTION 16, AND A PART OF THE NE QUARTER OF THE SE QUARTER OF SECTION 17, T4N, R2E, OF THE SLB&M, U.S. RESURVEY BY THE U.S. BUREAU OF LAND MANAGEMENT OF 1952.

BEG. AT A POINT WHICH BEARS N. 0°10' W 1808.0 FEET FROM THE SW CORNER OF THE SAID SECTION 16, (SAID SW CORNER IS MARKED BY A BURIED METAL POST WITH MARKED HUB REFERENCED BY A METAL HUB VISIBLE WEST 76.56 FEET AND ANOTHER VISIBLE HUB N 83.82 FEET ALONG A FENCE LINE), AND RUN TH S 69°18' W 300.0 FEET TO THE E BOUNDARY LINE RIGHT OF WAY OF WEBER BASIN WATER CONSERVANCY DISTRICT; TH ALONG THE SAID E BOUNDARY LINE TWO COURSES AS FOLLOWS: N 54°50' W 107.0 FEET; N 58°15' W 349.0 FT; TH N 70°10' E 1270.0 FEET ALONG A BOUNDARY LINE FENCE; TH N 24°00' E 254.0 FEET ALONG THE CENTER LINE OF A SLOUGH; TH N 71°20' E 352.0 FEET ALONG A LINE FENCE; TH N 14°20' W 303.0 FEET ALONG THE CENTER LINE OF A SLOUGH; TH N 62°00' E 717.0 FEET TO THE CENTER LINE OF THE WEBER RIVER; TH DOWN THE CENTER LINE OF SAID RIVER TWO COURSES AS FOLLOWS: N 40°00' W 340.0 FEET; N 63°30' W 540.0 FEET; TH N 59°00' E 217.4 FEET TO THE 40 ACRE LINE; TH ALONG SAID LINE EAST 184.74 FEET; TH ALONG THE W BOUNDARY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD S 39°42' E 1702.34 FEET TO THE QUARTER SECTION LINE; TH ALONG SAID LINE S 89°45' W 236.0 FEET; TH S 59°42' WEST 227.0 FEET; TH S 47°00' E 233.0 FEET; TH S 69°30' W 1344.0 FET; TH N 24°10' W 163.5 FEET; TH S 69°18' W 734.0 FEET TO THE POB. CONTAINING 44.20 ACRES.

TOGETHER WITH ALL WATER RIGHTS OF ANY NATURE WHATSOEVER, INCLUDING 70 FEET OF IRRIGATION WATER FROM THE WEBER BASIN CONSERVANCY DISTRICT.

SUBJECT TO A \$10,650 NOTE TO THE COSEC AND COMPANY.

PARCEL 4 01-004-220

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE NORTH 510.0 FEET TO A SLOUGH; THENCE ALONG THE SLOUGH SOUTHEASTERLY 750.0 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE WEST 400 FEET TO THE PLACE OF BEGINNING. CONTAINING 3.50 ACRES.

PARCEL 5 01-004-221

COMMENCING 48.0 RODS EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 16; RUNNING THENCE EAST 32.0 RODS; THENCE NORTH 40.0 RODS; THENCE SOUTHWEST 60.0 RODS TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES, WITH A 1 ROD WIDE RIGHT OF WAY FROM THE COUNTY ROAD.

PARCEL 6 01-004-298-01

A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT WHICH IS 108.14 FEET SOUTH AND 570.42 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 7°20' WEST 682.0 FEET ALONG FENCE LINE; THENCE SOUTH 11°51' EAST 67.0 FEET; THENCE SOUTH 38°24' EAST 606.0 FEET; THENCE NORTH 89°44' EAST ALONG FENCE LINE 311.0 FEET TO EAST LINE OF SAID SECTION 21; THENCE SOUTH 104.6 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 89°50' WEST 1320 FEET; THENCE NORTH 0°14' EAST 1320.0 FEET; THENCE NORTH 88°54' EAST 439.63 FEET; THENCE SOUTH 89°00' EAST 261.0 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH 10 SHARES OF WEBER RIVER WATER USERS ASSN. STOCK.

PARCEL 7 01-004-200

SITUATE IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 EAST, S.L.M.; BEGINNING AT A POINT 9.89 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE AFORESAID SEC. 16; RUNNING THENCE NORTH 3.75 CHAINS; THENCE EAST 3.75 CHAINS; THENCE NORTH 69° EAST 11.0 CHAINS; THENCE SOUTH 74° EAST 12.0 CHAINS; THENCE SOUTH 70° 45' WEST 19.0 CHAINS; THENCE NORTH 26° WEST 4.0 CHAINS; THENCE SOUTH 79° WEST 5.80 CHAINS TO PLACE OF BEGINNING. CONTAINING 11.25 ACRES.

SUBJECT TO RIGHT OF WAY RESERVED BY ABRAHAM MADSEN FOR WATER DITCH ACROSS THE ABOVE DESCRIBED LAND.

PARCEL 8 01-004-264-01

THE N ½ OF SE 1/4 OF SEC. 19, T4N, R2E, SLB&M.

PARCEL 9 01-004-322

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, AND RUNNING THENCE NORTH 31 RODS, THENCE EAST 2 RODS, THENCE SOUTHEAST 33 RODS; THENCE WEST 11 RODS TO THE POINT OF BEGINNING.