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RUSSELL SHIRTS & WASHINGTON CO RECORDER
2004 AUG 10 15:40 PM FEE \$15.00 BY RS
FOR: TALON GROUP

WHEN RECORDED, MAIL TO:

Robert D. Irvine
4931 S. Fairview Drive
Salt Lake City, Utah 84117

THE TALON GROUP
AW# 52525

SPECIAL WARRANTY DEED

PROPERTY RESERVE, INC., a Utah corporation (formerly known as Deseret Title Holding Corporation), Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to IRVINE INVESTMENT COMPANY, L.C., a Utah limited liability company, as a tenant in common as to an undivided 55% interest in the property, and ROBERT D. IRVINE and SHIRLEY M. IRVINE, as joint tenants, jointly as a tenant in common as to an undivided 45% interest in the property, whose address is 4931 S. Fairview Drive, Salt Lake City, Utah 84117, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Washington County, State of Utah:

See legal description on Exhibit A attached hereto and
incorporated by reference herein;

TOGETHER WITH all easements, rights-of-way, tenements, and hereditaments
appurtenant to the real property;

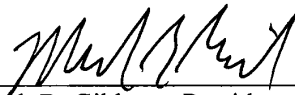
SUBJECT TO current taxes and assessments, reservations, easements, rights-of-ways,
covenants, conditions, restrictions, liens and encumbrances, and all other matters of
record or enforceable at law or equity.

RESERVING unto Grantor any and all water rights or water stock appurtenant to or used
in connection with the land, and all minerals, coal, carbons, hydrocarbons, oil, gas, chemical
elements and compounds whether in solid, liquid or gaseous form, and all steam and other forms
of thermal energy on, in or under the above-described land (the "Mineral Estate"), provided that
Grantor does not reserve the right to enter upon or use the surface or any part of the subject lands
above a depth of 500 feet below the surface in connection with the Mineral Estate reserved by
this instrument.

The Grantor for itself and for its successors in interest does by these presents expressly
limit the covenants of this deed to those herein expressed, and excludes all other covenants
arising or to arise by statute or otherwise, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 9th
day of August, 2004.

PROPERTY RESERVE, INC., a Utah corporation
(formerly known as Deseret Title Holding Corporation)

By:  BRC
Mark B. Gibbons, President

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 9th day of August, 2004,
by Mark B. Gibbons, the President of Property Reserve, Inc., a Utah corporation.

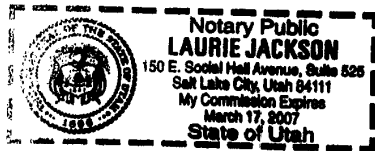




EXHIBIT A

A parcel of land located in the Northwest Quarter of Section 22 and the Southwest Quarter of Section 15, Township 42 South, Range 15 West, Salt Lake Base & Meridian, being more particularly described as follows:

Beginning at a point on the Southerly boundary line of Red Cliffs Drive, said point being 651.78 feet North $89^{\circ}30'15''$ East along the Section Line and 280.89 feet South $53^{\circ}49'18''$ West from the Northwest corner of said Section 22 and running thence Northeasterly 287.93 feet along said boundary line of Red Cliffs Drive and along the arc of a 11601.16 foot radius curve to the left through a central angle of $01^{\circ}25'19''$ (chord bears North $53^{\circ}48'15''$ East 287.93 feet); thence North $54^{\circ}52'40''$ East 22.03 feet along said boundary line; thence Northeasterly 29.09 feet along said boundary line of Red Cliffs Drive and along the arc of a 300.00 foot radius curve to the right through a central angle of $05^{\circ}33'20''$ (chord bears North $55^{\circ}39'19''$ East 29.08 feet) to a point of compound curvature with a 1985.00 foot radius curve to the right; thence Northeasterly 155.26 feet along said boundary line of Red Cliffs Drive and along the arc of said curve through a central angle of $04^{\circ}28'53''$ (chord bears North $60^{\circ}40'26''$ East 155.22 feet) to a point of compound curvature with a 30.00 foot radius curve to the right; thence Southeasterly 47.33 feet along the arc of said boundary line of Red Cliffs Drive and along the arc of said curve through a central angle of $90^{\circ}24'08''$ (chord bears South $71^{\circ}53'04''$ East 42.58 feet) to the Westerly boundary line of 2755 East Street; thence South $26^{\circ}41'00''$ East 167.75 feet along said Westerly boundary line to a point of curvature with a 997.00 foot radius curve to the right; thence Southeasterly 451.50 feet along said Westerly boundary line and the arc of said curve through a central angle of $25^{\circ}56'49''$ (chord bears South $13^{\circ}42'13''$ East 447.65 feet); thence South $00^{\circ}44'12''$ East 389.97 feet along said Westerly boundary line; thence South $89^{\circ}23'54''$ West 358.18 feet; thence North $00^{\circ}36'06''$ West 283.08 feet; thence North $32^{\circ}26'00''$ West 513.65 feet to the point of beginning.

Tax ID Number 3G-5-2-22-44