

00894550 Bk 1661 Pg 1203
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.

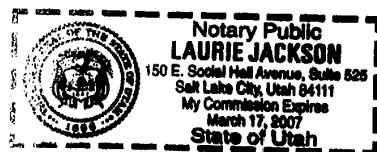
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 9th day of August, 2004.

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

By: Mark B. Gibbons *bmc*
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.



Laurie Jackson

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°30'15" East along the Section Line and 280.89 feet South 53°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°25'19" (chord bears North 53°48'15" East 287.93 feet); thence North 54°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°33'20" (chord bears North 55°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°28'53" (chord bears North 60°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°24'08" (chord bears South 71°53'04" East 42.58 feet) to the Westerly boundary line of 2755 East Street; thence South 26°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°56'49" (chord bears South 13°42'13" East 447.65 feet); thence South 00°44'12" East 389.97 feet along said Westerly boundary line; thence South 89°23'54" West 358.18 feet; thence North 00°36'06" West 283.08 feet; thence North 32°26'00" West 513.65 feet to the point of beginning.

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