

MAIL TO GRANTEE AT: PO BOX 742
MORGAN UT 84050

When Recorded Mail To:

Steven D. Hassing, J.D.
1279 East Eagle Way
Fruit Heights, Utah 84037
Mail Tax Notice to Grantee:

LIMITED WARRANTY DEED

GRANTOR
Fred Singleton Family Trust,

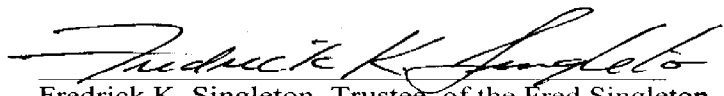
of Morgan, Morgan County, State of Utah, hereby Conveys
and Warrants to :


GRANTEE
**Fredrick K. Singleton, or his successors, Trustee, of The Fredrick K. And
Peggy Singleton Family Trust, under agreement dated March 28, 2005,**

of 1215 North Taggart Lane, Morgan, County of Morgan, State of Utah, for the sum of
TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the
following described tract of land in Morgan County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF**

WITNESS the hands of said Grantors, this 28th day of March, 2005.


Fredrick K. Singleton, Trustee, of the Fred Singleton
Family Trust, dated February 20, 1986
GRANTOR


Peggy Singleton, Trustee, of the Fred Singleton
Family Trust, dated February 20, 1986
GRANTOR

E 098877 B 215 P 0542
Date 28-MAR-2005 3:57pm
Fee: 15.00 Check
BRENDA NELSON, Recorder
Filed By BDN
For PEGGY SINGLETON
MORGAN COUNTY

STATE OF UTAH

)

:ss.

COUNTY OF MORGAN

)

On the day and year last above written, before me, the undersigned Notary Public, in and for said county and state, personally appeared Fredrick K. Singleton and Peggy Singleton, personally known to me, (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. Witness my hand and official seal.



Anne Marie Porter

Notary Public

SCHEDULE A

REMAINDER DESCRIPTION FROM BK "Q" PG 361. A PT OF LTS 1 & 2 OF SEC 27, T4N, R3E, SLB&M. BEG AT A PT ON THE N BDY OF THE UPRR R/W & IS S 88°26' W 1690 FT & S 58°15' E 1020 FT FR THE NE COR STONE OF SD SEC 27; & RUN TH SW ' LY 792 FT, M/L, ALG SD N BDY OF UPRR R/W TO THE E LN OF THE STATE RD. COMM. PPTY; TH ALG SD E LN FOR 11 COURSES AS FOLS: N 14°10' E 222 FT TO A PT ON A 2904.79 FT RADIUS CURVE TO THE LEFT TH 253.5 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 09°10' E 11 FT TO A PT ON A 160 FT RADIUS CURVE TO THE LEFT; TH 217 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 09°10' E 72.35 FT TO THE POINT OF CURVATURE OF A 512.96 FT RADIUS CURVE TO THE RIGHT; TH 143.8 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 25°13' E 107 FT TH S 68°20' E 100 FT TO A POINT ON A 190 FT RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SD CURVE BEARS N 21°40' E) ' TH NE'LY 126 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 59°40' E 53.20 FT AND TH N 73°48' E 95 FT; TH LEAVING SD STATE RD. COMM. PPTY & RUN S 58°15' E 289 FT TO THE POB. CONT. APPROX 5.0 AC