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ENT 116015 BK 5260 PG 199
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Nov 01 1:25 pm FEE 14.00 BY SS
RECORDED FOR CALLISTER NEBEKER & MC CULL

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
GATEWAY TOWER EAST SUITE 900
10 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84133

SPECIAL WARRANTY DEED

BEN R. SHIPPEN AND JOAN B. SHIPPEN, TRUSTEES OF THE BEN R. SHIPPEN TRUST and JOAN B. SHIPPEN AND BEN R. SHIPPEN, TRUSTEES OF THE JOAN B. SHIPPEN TRUST, grantors, of Utah County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them, to BJS VI, LLC, grantee, of 984 Sunburst Lane, Alpine, Utah County, State of Utah 84003, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

COM NE COR NW 1/4 OF NE 1/4 SEC 19, T4S, R2E, SLM; S 89 DEG 51'11" W 122 FT M OR L ALONG SEC LINE TO CEN LINE OF E FIELD IRRIGATION DITCH; S 13 DEG 20' W 393.13 FT ALONG CEN LINE OF SD DITCH; E 211 FT M OR L TO E LINE OF NW 1/4 OF NE 1/4 OF SD SECTION 19; N 14'40" E ALONG SD LINE 382.84 FT TO BEG. AREA 1.45 ACRES.

WITNESS, the hands of said grantors this 29 day of July, 1999.

THE BEN R. SHIPPEN TRUST

[Signature]
Ben R. Shippen, Trustee

[Signature]
Joan B. Shippen, Trustee

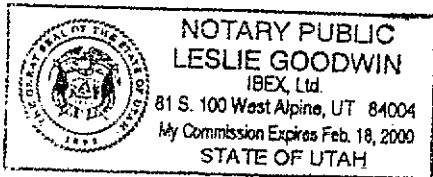
THE JOAN B. SHIPPEN TRUST

[Signature]
Joan B. Shippen, Trustee

Ben R. Shippen
Ben R. Shippen, Trustee

STATE OF UTAH)
) : ss.
COUNTY OF)

On the 29 day of July, 1999, personally appeared before me, BEN R. SHIPPEN AND JOAN B. SHIPPEN, TRUSTEES OF THE BEN R. SHIPPEN TRUST AND THE JOAN B. SHIPPEN TRUST, the signers of the within instrument, who duly acknowledged to me that they executed the same.



255619.1
Stream property

Leslie A Goodwin
NOTARY PUBLIC
Residing At: Alpine, Utah
My Commission Expires: 2-18-2000