

Recorded at Request of: METRO NATIONAL TITLE
File Number: 98020245

Mail Tax notice to:
MT. JORDAN LIMITED
600 EAST 11800 SOUTH
DRAPER, UTAH 84020

7105086
09/30/98 4:37 PM 21.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: R JORDAN ,DEPUTY - WI

21

7105086

WARRANTY DEED

WASATCH PACIFIC, INC., a Utah corporation

GRANTOR

of THE COUNTY OF SALT LAKE, STATE OF UTAH, hereby CONVEYS and
WARRANTS TO:

MT. JORDAN LIMITED, a Utah limited partnership

GRANTEE

of 600 EAST 11800 SOUTH, DRAPER, UTAH 84020 for the sum of TEN
AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
the following described tract(s) of land in SALT LAKE County,
State of Utah:

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

SUBJECT TO: County and/or City Taxes not delinquent; Bonds
and/or Special Assessments not delinquent and Covenants,
Conditions, Restrictions, Rights-of-Way, Easements, Leases and
Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), this 28th day of
SEPTEMBER, 1998.

WASATCH PACIFIC, INC.

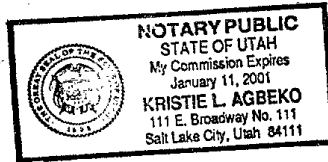
BY: 
TERRY C. DIEHL, PRESIDENT

STATE OF UTAH, County of SALT LAKE) ss:

On this date, September 28, 1998, personally appeared before me
TERRY C. DIEHL who being by me duly sworn did say, that he is
the PRESIDENT of WASATCH PACIFIC, INC. the corporation that
executed the above and foregoing instrument and that said
instrument was signed in behalf of said corporation by authority
of its by-laws (or by authority of a resolution of its board of
directors) and said TERRY C. DIEHL acknowledged to me that said
corporation executed the same.


NOTARY PUBLIC

My commission expires:
Residing in:



BK 8112PG0706

EXHIBIT "A"

PARCEL 1:

Beginning 1466.4 feet North from the Southwest corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being on the centerline of canal; thence a strip of land 3 rods wide extending 2 rods to the left and 1 rod to the right of the center line of canal described as follows:

South 85 deg. 46' East 979.3 feet North 82 deg. 14' East 700 feet North 74 deg. 44' East 750 feet North 62 deg. 44' East 1100 feet North 66 deg. 44' East 300 feet; thence on a 14 deg. 54' curve to the left 196.3 feet; thence North 37 deg. 29' East 400 feet; thence North 38 deg. 55' East 725 feet; thence North 43 deg. 42' East 697.3 feet; thence on a 13 deg. 18' curve to the left 197.0 feet; thence North 17 deg. 30' East 290 feet; thence on a 14 deg. 00' curve to the right 196.4 feet; thence North 45 deg. 00' East 285.0 feet; thence North 35 deg. 07' East 850 feet; thence North 21 deg. 49' East 79 feet to the North boundary of Section 13.

PARCEL 2:

Beginning 704.5 feet East from the Southwest corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide extending 2 rods to the left and 1 rod to the right of the center line of canal described as follows:

North 21 deg. 49' East 426.0 feet; thence North 29 deg. 05' East 415.0 feet; thence North 37 deg. 10' East 705.0 feet to the North property line.

PARCEL 3:

Beginning at a point on the South property line 1325.4 feet North and 1494.5 feet East from the Southwest corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being on the centerline of canal; thence a strip of land 3 rods wide, extending 2 rods to the left and 1 rod to the right of the center line of canal described as follows; thence on a 10 deg. 52' curve to the right 152.2 feet to the East boundary of the West 1/5 of the Northeast quarter of the Southwest quarter of Section 12.

PARCEL 4:

Beginning at a point 1607.4 feet East and 1425.5 feet North from the Southwest corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being on the center line of canal; thence a strip of land 3 rods wide, extending 2 rods to the left and 1 rod to the right of the center line of canal, described as follows: North 58 deg. 41'

Exhibit "A" Legal Description (continued)

East 313.6 feet to the East boundary of the West 2/5 of the Northeast quarter of the Southwest quarter of Section 12.

PARCEL 5:

Commencing at the Southeast corner of Lot 5, Section 15, Township 4 South, Range 1 West, Salt Lake Meridian, North 179.5 feet, North 85 deg. 46' West, 239 feet South, 2 deg. 30' East, 16.5 feet South, 80 deg. 44' West, 175 feet North, 10 deg. East, 150 feet North, 77 deg. 10' North to Railroad, Southwesterly along Railroad to South line of said Lot 5, East to the point of beginning.

DRAPER IRRIGATION CANAL COMPANY DESCRIPTION OF PARCEL NOS. 1 TO 4, AS SURVEYED

A strip of land 3 rods (49.50 feet) wide extending 2 rods (33 feet) to the left and one rod (16.50) feet to the right of the following described centerline:

Beginning at a point which is South 89 deg. 39'52" East along Section line 2226.345 feet and North 1823.051 feet from the Northeast corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 58 deg. 27'54" West 718.624 feet to a point of curvature; thence Southwesterly along the arc of a 500.00 foot radius curve to the left through a central angle of 21 deg. 15'15" a distance of 185.48 feet to a point of tangency; thence South 37 deg. 12'39" West 659.065 feet; thence South 29 deg. 29'21" West 443.488 feet; thence South 20 deg. 59'03" West 432.25 feet to a point on the North line of Section 13; thence South 27 deg. 35'49" West 112.26 feet; thence South 34 deg. 57'09" West 810.484 feet; thence South 44 deg. 46'54" West 261.840 feet to a point of curvature; thence Southwesterly along the arc of a 500.00 foot radius curve to the left through a central angle of 14 deg. 32'34" a distance of 126.91 feet to a point of tangency; thence South 16 deg. 17'52" West 247.905 feet to a point of curvature; thence Southwesterly along the arc of a 400.00 foot radius curve to the right through a central angle of 27 deg. 11'02" a distance of 189.78 feet to a point of tangency; thence South 43 deg. 28'54" West 729.397 feet; thence South 38 deg. 41'54" West 715.111 feet; thence South 37 deg. 15'54" West 413.207 feet to a point of curvature; thence Southwesterly along the arc of a 300.00 foot radius curve to the right through a central angle of 29 deg. 15'00" a distance of 153.15 feet to a point of tangency; thence South 66 deg. 30'54" West 341.277 feet; thence South 62 deg. 30'54" West 1083.235 feet; thence South 74 deg. 30'54" West 735.053; thence

Exhibit "A" Legal Description (continued)

South 82 deg. 00'54" West 709.012 feet; thence North 85 deg. 59'06" West 945.245 feet, more or less, to a point on the West line of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian.