WHEN RECORDED RETURN TO:

10035590 3/16/2007 10:26:00 AM \$14.00 Book - 9436 Pg - 17-18 Gary W. Ott Recorder, Salt Lake County, UT BACKMAN TITLE SERVICES

BY: eCASH, DEPUTY - EF 2 P.

Name: Address: TAI-PAN INDUSTRIES, LLC. 3397 WEST 4700 SOUTH

TAYLORSVILLE, UT 84118

File # 94296

Sidwell # 21-08-226-001

WARRANTY DEED

(Individual Form)

RONALD P. DICKINSON and JENIENE DICKINSON, GRANTOR of Salt Lake County, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

TAI-PAN INDUSTRIES, LLC.

GRANTEE of Salt Lake County, State of Utah for the sum of Ten dollars and other good and valuable consideration, the following tract(s) of land in Salt Lake County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as: 3397 WEST 4700 SOUTH, TAYLORSVILLE, UT 84118

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2007 and thereafter.

The foregoing instrument was acknowledged before me this 15th day of March, 2007, by RONALD P. DICKINSON and JENIENE DICKINSON the signer of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

My comprission expires October 18, 2010. Witness my hand and official seal.

Notary Public:

Exhibit "A"

Commencing 1131 feet West from the Northeast corner of Section 8, Township 2 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, and running thence South 222 feet; thence East 185 feet, more or less, to South Jordan Canal; thence Northerly along Canal to a point due East of point of commencement; thence West 193 feet, more or less, to place of Commencement.

Less and Excepting:

Beginning 1131 feet West from the Northeast corner of Said Section 8, running thence South 53.0 feet; thence East 232 feet, more or less, to South Jordan Canal; thence Northerly along said canal to a point due east from the point of beginning; thence West 193 feet, more or less, to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah.

Together with a Right of Way described as follows: Commencing on the West bank of South Jordan Canal approximately 222 feet South and 946 feet West from the Northeast corner of said Section 8, running thence Southerly along West bank of said canal to a point 481 feet South of North line of said Section 8; thence West 33 feet; thence Northerly and 33 feet West of West bank of said South Jordan Canal to a point 33 feet West of Point of Commencement; thence East 33 feet to commencement.

Sidwell No. 21-08-226-001