

Founders Title Company 61131UT

MAIL TAX NOTICE TO
MILLER FAMILY REAL ESTATE
9350 South 150 East, Suite 1000
Sandy, Utah 84070

ENT 100867:2003 PG 1 of 4
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2003 Jul 03 12:01 pm FEE 21.00 BY JRD
RECORDED FOR TITLE WEST TITLE CO

Warranty Deed

(Limited Liability Company)

LINDON GATEWAY L.C. , a Utah limited liability company, ,GRANTOR

of Salt Lake City, County of Salt Lake, State of UTAH, hereby CONVEY and WARRANT to

MILLER FAMILY REAL ESTATE, LLC,

GRANTEE of Sandy, Utah for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

the following described tract(s) of land in Utah County, State of UTAH:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2003 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 2nd day of July, A.D., 2003.

Signed in the Presence of:

LINDON GATEWAY L.C.

By: *John R. Thackery*
John R. Thackery, Manager

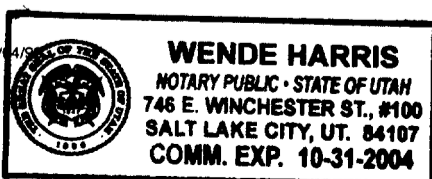
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Utah)

On the 2nd day of July 2003, before me, the undersigned Notary Public, personally appeared JOHN R. THACKERY, known to me to be the Manager) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

NOTARY PUBLIC

My Commission Expires: 10-31-04 Residing at: SLC, Utah



F-61131-UT

**LEGAL DESCRIPTION
EXHIBIT "A"**

A portion of the Northwest Quarter of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; more particularly described as follows: Beginning at a point located South 0°56'01" East along the Section line 33.60 feet and East 29.18 feet from the Northwest Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°50'41" East 541.24 feet; thence North 89°42'17" East 27.36 feet; thence South 89°59'34" East 72.52 feet; thence North 89°35'39" East 254.26 feet; thence South 1°55'29" East along the Projection of, and along the Westerly line of that real property described in Book 4706, at Page 760 of Official Records of Utah County 174.01 feet; thence North 89°04'37" East 397.90 feet; thence North 0°07'09" East 169.95 feet the previous 2 courses along said property; thence North 89°01'24" East 158.89 feet to the Northwest Corner of that real property described in Deed Book 4032, at Page 104 of the Official Records of Utah County; thence South 0°07'00" West 148.60 feet; thence North 89°57'00" East 86.58 feet to the Northwest Corner of Lot 4, Lindon Park Station "C" Subdivision, according to the official plat thereof, on file in the Office of the County Recorder, the previous 2 courses along said property; thence South 0°07'39" East along said subdivision 1038.91 feet; thence Southeasterly along the arc of a 317.00 foot radius curve (radius bears: South 2°34'46" West) 71.84 feet through a central angle of 12°59'07" (chord: South 80°55'41" East 71.69 feet); thence South 74°26'07" East 69.59 feet; thence South 1°50'22" East 344.92 feet to the Northeast Corner of Lot 1, Lindon Park Station "A" Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder; thence South 88°09'38" West 693.00 feet; thence South 66°30'28" West 76.40 feet; thence South 64°13'52" West 79.00 feet; thence Southeasterly along the arc of a 305.00 foot radius curve (radius bears; South 64°13'50" West) 127.38 feet through a central angle of 23°55'46" (chord: South 13°48'15" East 126.46 feet); thence South 1°50'22" East 151.21 feet; thence along the arc of a 395.00 foot radius curve to the left 264.83 feet through a central angle of 38°24'52" (chord: South 21°02'48" East 259.90 feet); thence South 30°00'00" West 189.38 feet, the previous 7 courses along said Subdivision; thence North 62°38'00" West 316.81 feet; thence North 10.25 feet; thence North 61°26'11" West 351.37 feet; thence North 62°38'00" West 101.00 feet; thence North 57°55'58" West 231.28 feet; thence North 0°30'30" West 217.75 feet; thence North 0°02'49" East 820.60 feet; thence North 2°27'15" West 134.14 feet; thence North 1°06'09" West 348.70 feet; thence North 88°55'55" East along the extension of, and along the Southerly line of the Real Property described in Deed Book 3680, at Page 305 of the Official Records of Utah County 271.39 feet; thence North 0°21'07" West 115.65 feet; thence South 89°47'03" West 6.44 feet the previous 2 courses along said line; thence North 0°55'39" West along a fenceline 94.40 feet to the Northerly line of that Real Property described in Deed Book 1785, at Page 682 of the Official Records of Utah County; thence South 89°48'59" West along said line 267.37 feet; thence North 2°13'20" West 5.24 feet; thence North 0°52'21" West 87.61 feet to the point of beginning.<BR

Less and excepting all of Lindon Gateway Subdivision Plat "A".

Also Less and Excepting:

Commencing South 1229.29 feet and East 1010.72 feet from the Northwest corner of Section 4,

Township 6 South, Range 2 East, Salt Lake Base and Meridian, Thence North 88°12'08 East 541.94 feet: Thence along a curve to the right (chord bears South 89°37'26" East 24.05 feet, Radius 317 feet): Thence along a curve to the left (chord Bears South 80°54'34" East 71.9 feet, Radius 317 feet) South 74°26'07" East 69.59 feet: Thence South 01°50'22 East 344.93 feet: South 88°09'38 West 693.02 feet: Thence South 66°30'28" West 65.38 feet: Thence North 25°46'10" West 21.49 feet: Thence along a curve to the right (chord bears North 12°53'05" West 222.99 feet, Radius 500 feet): Thence North 69.57 feet along a curve to the right (chord bears North 44°06'04" East 139.19 feet, Radius 100 feet) to the point of beginning.

PARCEL 2:

Lot 4, Plat "B", Lindon Park Station Subdivision, according to the official plat thereof on file in the office of the Utah County Recorder.

Less and Excepting:

Beginning at a common corner between Lots 4 & 5, located South 62°38'00" East 206.04 feet along the rear of lot 4 and South 89°58'41" East 16.37 feet and North 30°27'40" East 71.42 feet from the Southwest Corner of lot 3, Plat "A", Lindon Park Station subdivision, according to the Official plat thereof on file in the office of the Utah County Recorder: Thence North 30°27'40" East 77.03 feet: Thence Southeasterly along the arc of a 305.00 foot radius non-tangent curve (radius bears South 31°09'53" West) 92.83 feet through a central angle of 17°26'20" (chord South 50°06'58" East 92.47 feet): Thence South 49°27'33" West 46.22 feet: Thence South 59°58'47" West 24.41 feet: Thence South 49°27'33" West 18.00 feet: Thence North 40°32'27" West 61.65 feet to the point of beginning.

Said Parcels of Land also described as:

BEGINNING at a point on the Southwest corner of the Lindon Gateway Subdivision Plat "A", according to the official plat thereof, said point being North 89°45'36" East 48.20 feet along the Section Line and South 1095.61 feet from the Northwest Corner of Section 4, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence along said subdivision the following (6) courses, along the arc of a 341.00 foot radius curve to the left, (radius bears North 53°31'27" East) 318.51 feet, South 89°59'35" East 401.51 feet to a point on a 100.00 foot radius curve to the right, (radius bears South 00°00'25" West), along the arc of said curve 157.07 feet, South 65.10 feet to a point on a 590.00 foot radius curve to the left, (radius bears East), along the arc of said curve 265.36 feet and South 25°46'10" East 20.98 feet to the Northwest Corner of Lindon Park Station Subdivision Plat "A", according to the official plat thereof; thence along said subdivision the following (4) courses, along the arc of a 305.00 foot radius curve to the right (radius bears South 64°13'50" West) 127.38 feet, South 01°50'22" East 151.21 feet to a point on a 395.00 foot curve to the left, (radius bears North 88°09'38" East) 264.83 feet to the Northeast corner of Lindon Park Station Subdivision Plat "B", according to the official plat thereof; thence along said subdivision the following (3) courses, along the arc of a 395.00 foot radius curve to the left, (radius bears North 49°44'46" East) 136.13 feet, South 60°00'00" East 81.54 feet and along the arc of a 305.00 foot radius curve to the right, (radius bears South 30°00'00" West) 6.21 feet; thence South 30°27'40" West 148.45 feet to the South line of said subdivision; thence North 89°58'41" West 16.37 feet along said South line; thence North 62°38'00" West 522.85 feet; thence North 10.25 feet; thence North 61°26'11" West 351.37 feet; thence North 62°38'00" West

101.00 feet; thence North $57^{\circ}55'58''$ West 231.28 feet; thence North $00^{\circ}30'30''$ West 217.75 feet; thence North $00^{\circ}02'49''$ East 548.49 feet to the point of beginning.

The following is shown for information purposes only: Tax I.D. No's are 45-322-0007 and 17-015-0122