

When recorded, mail to:
Mr. Don Jones
400 East 375 North
Nephi, Utah 84648
Escrow No. 478264-CP

ENT 80711 BK 5153 PG 171
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Jul 15 4:03 pm FEE 12.00 BY SS
RECORDED FOR FIRST AMERICAN TITLE CO

Space above this line for recorder's use

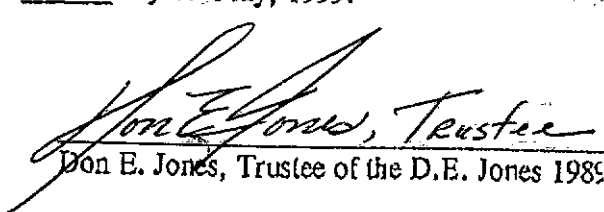
Special Warranty Deed

DON E. JONES, TRUSTEE OF THE D.E. JONES 1989 TRUST, as Grantor of Nephi, County of Juab, State of Utah, does hereby CONVEY AND WARRANT against all claiming by, through or under it to ROMAN GARDENS 1060, L.L.C. a Utah limited liability company, as Grantee of Nephi, County of Juab, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Utah, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 1999, and thereafter.

WITNESS the hand of said Grantor this 21st day of May, 1999.

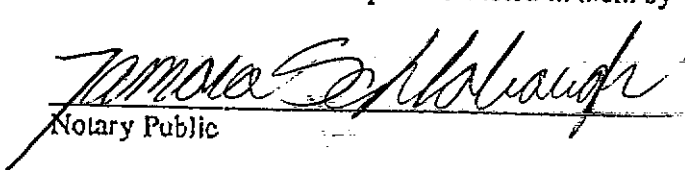

Don E. Jones, Trustee of the D.E. Jones 1989 Trust

STATE OF UTAH

County of Salt Lake

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}ss.
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On the 2 day of May 1999, personally appeared before me, Don E. Jones Trustees under the D.E. Jones 1989 Trust, the signer of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.


Notary Public

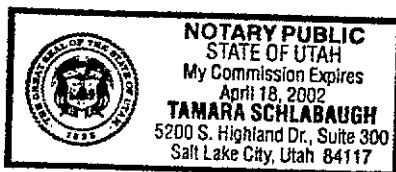


EXHIBIT "A"

Commencing at a point located North along the Section line 193.40 feet and West 780.99 feet from the East one quarter corner of Section 6, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South $1^{\circ}14'00''$ West along a fence line 224.24 feet; thence North $88^{\circ}48'29''$ West along a fence line 242.29 feet; thence North $1^{\circ}00'00''$ East 223.42 feet; thence South $89^{\circ}00'00''$ East along the Southerly boundary of 450 North Street 243.20 feet to the point of beginning.

SUBJECT TO an Easement over the following described property:

Commencing at the Southeast Corner of the above described property; thence North $89^{\circ}00'$ West 242.17 feet; thence North $01^{\circ}00'$ East 12.0 feet; thence South $89^{\circ}00'$ East 242.22 feet; thence South $01^{\circ}14'$ West 12.0 feet to the place of beginning.