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04/03/2000 02:48 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
TRAVIS L BOWEN
175 S WEST TEMPLE #710
SLE UT 84101
BY: RDJ, DEPUTY - NA 3 P.

Send Recorded Deed To:
Law Office of Travis L. Bowen, P.C.
P. O. Box 11637
Salt Lake City, UT 84147-0637

Mail Tax Notice To:
Grass Valley Holdings, L.P.
1350 North Main Street
Spanish Fork, Utah 84660

Property Identified As: Sandy Property
Property Located At: 8451 South Sandy Parkway
Sandy, Utah 84070

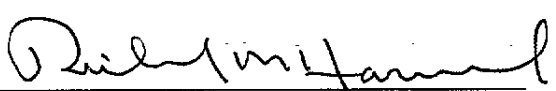
WARRANTY DEED

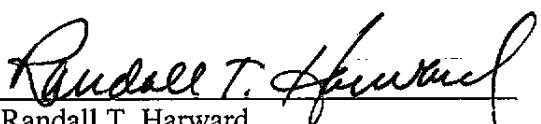
For Value Received, Harward Holding Company, hereinafter called the Grantor, hereby remises, releases, and forever warrants unto Grass Valley Holdings, L.P., a Utah Limited Partnership, hereinafter called the Grantee, the following premises, in Salt Lake County, State of Utah to-wit:

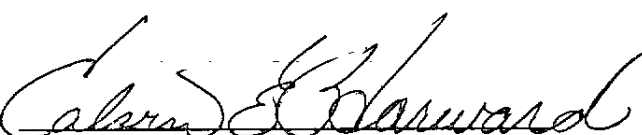
SEE ATTACHED EXHIBIT "A"

To have and to hold the said premises, with their appurtenances, unto said Grantee and the Grantee's assigns forever.

Dated this 13 day of March, 2000.


Richard M. Harward

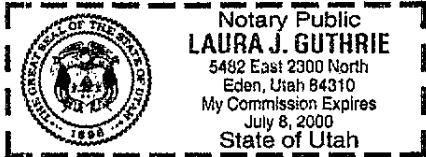

Randall T. Harward


Calvin E. Harward

BK8352PG7938

State of Utah)
County of Salt Lake) ss.

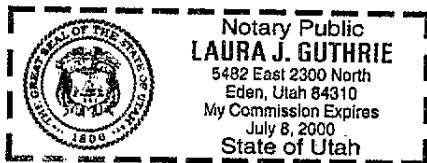
On this 13 day of March, 2000, before me, a Notary Public in and for said State, personally appeared Randall T. Harward, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that the same was executed.



Laura J. Guthrie
Notary

State of Utah)
County of Salt Lake) ss.

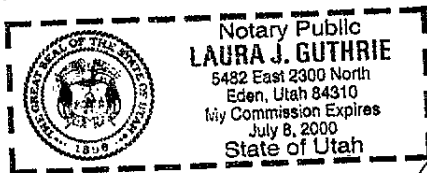
On this 13 day of March, 2000, before me, a Notary Public in and for said State, personally appeared Richard M. Harward, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that the same was executed.



Laura J. Guthrie
Notary

State of Utah)
County of Salt Lake) ss.

On this 13 day of March, 2000, before me, a Notary Public in and for said State, personally appeared Calvin E. Harward, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that the same was executed.



Laura J. Guthrie
Notary

EXHIBIT "A"

BEGINNING at a point which is North 1608.362 feet and East 1424.385 feet from the Northwest Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 01°00'00" East 281.994 feet; to a point of tangency with a 80.0 foot radius curve to the left; thence along said curve for an arc distance of 60.505 feet (chord bears South 22°40'00" East 59.073 feet); thence South 44°20'00" East 234.704 feet; thence North 81°56'39" East 30.000 feet to the West right of way line of the D.&R.G.W. Railroad right of way; thence along said right of way North 08°03'21" West 171.000 feet; thence North 08°20'37" West 337.000 feet; thence South 89°01'27" West 148.567 feet to the point of BEGINNING.

TOGETHER WITH and subject to a non-exclusive Right of Way 30 feet in width being more particularly described as follows:

BEGIN on the Easterly line of Sandy Boulevard at a point which is North 00°02'25" East 326.883 feet and East 1350.455 feet from the Northwest Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 72°05'59" East 350.000 feet to a point of tangency with a 64.976 foot radius curve to the left, thence along said curve for an arc distance of 90.900 feet (chord bears North 32°01'19" East 83.667 feet) to the Westerly right of way line of the D.&R.G.W. Railroad, thence North 08°03'21" West 517.185 feet along said right of way to a point of tangency with a 154.768 foot radius curve to the left, thence along said curve for an arc distance of 97.993 feet (chord bears North 26°11'40" West 96.365 feet), thence North 44°20'00" West 234.704 feet to a point of tangency with an 80.000 foot radius curve to the right, thence along said curve for an arc distance of 60.505 feet (chord bears North 22°40'00" West 59.073 feet); thence North 01°00'00" West 257.017 feet to a point of tangency with a 55.000 foot radius curve to the left, thence along said curve for an arc distance of 86.370 feet (chord bears North 45°59'16" West 77.765 feet), thence South 89°01'27" West 663.540 feet; thence South 00°28'40" East 30.001 feet, thence North 89°01'27" East 663.801 feet to a point of tangency with a 25.000 foot radius curve to the right, thence along said curve for an arc distance of 39.259 feet (chord bears South 45°59'17" East 35.348 feet), thence South 01°00'00" East 257.017 feet to a point of tangency with a 110.000 foot radius curve to the left, thence along said curve for an arc distance of 83.194 feet (chord bears South 22°40'00" East 81.225 feet), thence South 44°20'00" East 234.704 feet to a point of tangency with a 124.768 foot radius curve to the right, thence along said curve for an arc distance of 78.999 feet (chord bears South 26°11'40" East 77.686 feet), thence South 08°03'21" East 517.185 feet to a point of tangency with a 34.976 foot radius curve to the right, thence along said curve for an arc distance of 48.931 feet (chord bears South 32°01'18" West 45.037 feet), thence South 72°05'59" West 347.407 feet to the Easterly line of Sandy Boulevard, thence South 12°57'35" East 30.112 feet along said Easterly line to the point of BEGINNING.

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