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08-052-0164
08-052-0195

When recorded, please return to:
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50 West Broadway
Salt Lake City, Utah 84101-2006

RETURNED

N 1/2 13 3N-1W JUL 28 2003

E 1892500 B 3340 P 632
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 JUL 28 11:31 AM FEE 14.00 DEP JC
REC'D FOR PIONEER LEGACY PROPERTIES II L

QUIT-CLAIM DEED

Flying U Properties II, LC, a Utah limited liability company, grantor, hereby quit-claims to **Pioneer Legacy Properties II, LC**, a Utah limited liability company, whose address is 947 North Main Street, Farmington, Utah, 84025, grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, an undivided 1/2 interest in and to the following described parcels of real property in Farmington, Davis County, Utah, to wit:

Parcel # 1

A part of the North half of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian: Beginning at a point which is South 89°32'27" East 461.09 feet from the center of said Section 13, and running thence North 73°16'20" East 31.99 feet; thence North 28°10'09" East 54.56 feet; thence North 72°28' West 15.99 feet; thence North 11°31'43" East 91.02 feet; thence North 24°42'50" East 151.15 feet; thence South 89°07'15" East 849.68 feet to the West line of State Road 106; thence South 33°01'58" East 220.11 feet; thence North 88°37'15" West 143.80 feet; thence South 1°22'45" West 114.90 feet to an existing fence; thence two courses along said fence as follows: North 89°24' West 935.05 feet and North 44°57'26" West 14.96 feet to the point of beginning.

SUBJECT TO a 20 foot right of way and easement to be used in common with the grantors, for installation, replacement, repair and maintenance of an underground pipeline, and for overhead and/or underground power lines as the Grantee shall deem necessary and/or desirable to serve and provide for transmission to and from a well, and for the rights of ingress and egress necessary and convenient for such purposes, being 10.0 feet on each side of and parallel to the following described centerline: Beginning at a point South 89°52'45" West 20.0 feet along the Quarter Section line and North 0°01'47" East 12.18 feet from the center of said Section 13, and running thence South 89°19' East 485.0 feet; thence South 77°12' East 49.98 feet; thence South 89°24' East 1106.15 feet to the Westerly line of State Road 106, with the Northerly and Southerly lines of said 20.0 foot strip being extended or shortened to reach the points of terminus of said easement as herein set forth, as reserved in Warranty Deed recorded April 8, 1992, as Entry No. 966693, in Book 1486, Page 254 of Official Records.

Tax Parcel ID No. 08-052-0164

Parcel # 2

Beginning on the East line of the State Highway at a point South 89°52'45" West 652.50 feet and North 28°17' West 372.20 feet and North 21°12' West 43.0 feet from the Southeast Corner of the Northwest Quarter of Section 13, Township 3 North, Range 1 West, S.L.B.&M., and running thence North 21°12' West 278.40 feet, more or less, along the Easterly line of a Highway to the Northwest Corner of Grantors' property; thence along the North line of Grantors' land North 88°59'55" East 1922.49 feet; thence South 07°39' East 200.84 feet; thence North 83°07'13" East 136.16 feet to the Northwest Corner of Grantees' existing premises; thence along the West line of Grantees' existing premises South 25°33' East 93.75 feet; thence South 26°32' East 109.30 feet, more or less, to the South line of Grantors' land; thence along said South line North 89°06' West 1977.60 feet to the

Easterly line of a frontage road; thence Northwesterly on a 75 foot radius curve to the left 117.83 feet to the point of beginning.

E 1892500 B 3340 P 633

TOGETHER WITH a right-of-way over the following premises: Beginning on the East line of the above premises at a point North 293.92 feet and East 1228.49 feet and North 26°32' West 109.80 feet from the Southeast Corner of said Northwest Quarter; thence South 88°11' East 175.44 feet to West line of Highway; thence along said West line South 34°54'20" East 10 feet; thence North 88°11' West 175.44 feet to East line of above premises; thence North 26°32' West 10 feet, more or less, to the point of beginning.

Tax Parcel ID Nos. 08-052-⁶¹⁹⁵0134, 08-051-0042

LESS AND EXCEPTING: Beginning on the Westerly line of a Highway 66.0 feet in width at a point North 89°07'42" East 1590.39 feet along the Quarter Section line and Northwesterly 117.32 feet along the arc of a 3404.87 foot radius curve to the left along said highway through a central angle of 1°58'27" (Radius point bears South 58°07'19" West from the beginning of curve) to Highway Station No. 468+14.7, and North 33°51'08" West 202.38 feet along said Highway from the Southwest corner of the Northeast Quarter of Section 13, Township 3 North, Range 1 West, Salt Lake Meridian, in the City of Farmington, and running thence North 88°57'36" West 326.32 feet along an existing fence line; thence North 96.88 feet; thence South 88°57'36" East 260.83 feet to the Westerly line of said Highway; thence South 33°51'08" East 118.06 feet along said Highway line to the point of beginning.

Tax Parcel ID No. 08-052-0135

Witness the hand of Grantor this 28th day of July, 2003.

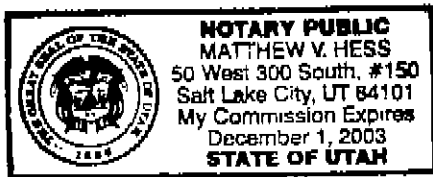
FLYING U PROPERTIES II, LLC
a Utah limited liability company

By Vince C. Hess
Vince C. Hess, Member

ACKNOWLEDGMENT

State of Utah)
 : ss.
County of Davis)

The foregoing instrument was acknowledged before me this 28th day of July, 2003, by Vince C. Hess, in his capacity as a member of Flying U Properties II, LLC.



[Signature]
Notary Public