

1-12 FARM BC

WHEN RECORDED, MAIL TO:

CALLISTER, NEBEKER & McCULLOUGH
Gateway Tower East Suite 900
10 East South Temple
Salt Lake City, Utah 84133
ATTN: Scott B. Finlinson, Esq.

E 1642189 B 2757 P 1918
SHERYL L. WHITE, DAVIS CNTY RECORDER
2001 FEB 28 3:50 PM FEE 14.00 DEP MEC
REC'D FOR SECURITY TITLE COMPANY

STL-113035

QUIT-CLAIM DEED

Steed Creek, L.C. a Utah limited liability company, having a business address of P.O. Box 929, 380 South 200 West, Farmington, Davis County, State of Utah 84025, GRANTOR, hereby QUIT CLAIMS to Quantronix, Inc., a Utah corporation, having a business address of P.O. Box 929, 380 South 200 West, Farmington, Davis County, State of Utah 84025, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration, the following described parcel of real property with improvements, including a building, located in Farmington, State of Utah, and more particularly described as follows:

See Exhibit A attached hereto and by reference made a part hereof.

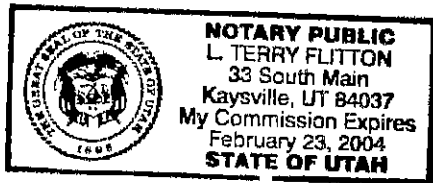
WITNESS the hand of said GRANTOR this 22 day of February, 2001.

STEED CREEK, L.C.
a Utah limited liability company

By: Clark P. Skeen
Clark Skeen, Manager

STATE OF UTAH)
 Davis) : ss.
COUNTY OF ~~SALT LAKE~~)

The foregoing instrument was acknowledged before me this 22 day of February, 2001, by Clark Skeen, Manager of Steed Creek, L.C. a Utah limited liability company.



L. Terry Flitton
NOTARY PUBLIC

EXHIBIT A

E 1642189 B 2757 P 1919

Property located at 380 South 200 West, Farmington, Davis County, State of Utah, and more particularly described as follows:

BEGINNING at a point 590.73 feet North and 22 feet West from the Southeast corner of Section 24, Township 3 North, Range 1 West, Salt Lake Meridian; said point being on an existing fence line; thence South $89^{\circ}40'30''$ West 250.10 feet along said fence line to the Easterly line of the property quit claimed by the Utah Department of Transportation by Quit Claim Deed recorded in Book 786, Page 665 of Official Records; thence South $14^{\circ}45'48''$ East 59.06 feet along said Easterly line; thence South $47^{\circ}15'30''$ East 58 feet along said Easterly line; thence Southerly 134 feet along the arc of a 888.51 foot radius curve to the right; thence East 61.34 feet more or less; thence Northerly to the West line of a street; thence North $0^{\circ}11'$ West 89.38 feet to the point of beginning.

TOGETHER WITH a right-of-way for ingress and egress, in common with grantors and their assigns, over and across: Beginning on the West line of Walker Lane at a point 25.0 feet East and 620.93 feet North of the Southeast corner of said Section 24, and running thence North 25.0 feet along said lane; thence West 75.0 feet; thence South to the North line of said property; thence East 28.0 feet; thence North 25.0 feet, more or less, to an angle corner in the property of State Road Commission; thence East 47.0 feet more or less, to the West line of said Walker Lane and to the point of beginning.

ALSO; BEGINNING at a point 386.92 feet North and West 119.88 feet from the Southeast corner of Section 24, Township 3 North, Range 1 West, Salt Lake Meridian; and running thence South $38^{\circ}56'48''$ West 94.69 feet; thence North $41^{\circ}32'22''$ West 263.341 feet; thence North $34^{\circ}30'39''$ West 93.34 feet; thence East 133.19 feet; thence South $14^{\circ}35'45''$ East 58.0 feet; thence South $47^{\circ}15'33''$ East 57.97 feet; thence Southeasterly 142.8 feet along the arc of a 888.51 foot radius curve to the right to the point of beginning.

Parcel number: 08-087-0113

Contains 1.427 acres

RETURNED

RECORDED AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO: SEP 13 2001

Laurie S. Hart, Esq.
CALLISTER NEBEKER & McCULLOUGH
Gateway Tower East, Suite 900
10 East South Temple
Salt Lake City, UT 84133

E 1688707 B 2885 P 332
SHERYL L. WHITE, DAVIS CNTY RECORDER
2001 SEP 13 8:43 AM FEE 10.00 DEP MT
REC'D FOR CALLISTER NEBEKER & MCCULLOUGH

1-12-7atm-BC

QUITCLAIM DEED

STEED CREEK, L.C., a Utah limited liability company, of Farmington, Davis County, Utah ("Grantor"), hereby QUITCLAIMS to QUANTRONIX, INC., a Utah corporation, whose address is P.O. Box 929, 380 South 200 West, Farmington, Utah 84025 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land located in Davis County, State of Utah:

Beginning at the Southeast corner of the Grantor's land, said point being the Southwest corner of the property conveyed in a Deed recorded July 31, 1987, in Book 1184, Page 622 of official records, which point is North (Deed reads South) 0°07'50" West (Deed reads East) 610.92 feet along the Section line; thence South 89°49'00" West 24.15 feet; thence South 0°11'00" East 20.06 feet; thence South 89°40'30" West 204.27 feet from the Southeast Corner of Section 24, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°40'30" West 178.14 feet to the State Road Commission property; thence North 34°30'39" West 120.89 feet along said line; thence North 89°40'30" East 246.41 feet to the Easterly line of said grantors' property; thence South 0°07'50" East 100.00 feet to the point of beginning. Contains 0.49 acres.

TOGETHER with all improvements and appurtenances thereunto belonging, but being SUBJECT to any and all easements, rights-of-way and restrictions of record and those enforceable in law and equity.

Permanent Parcel Identification Number: 08-087-0133.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the 7th day of September 2001.

STEED CREEK, L.C.
A Utah Limited Liability Company

By Clark Skeen, Pres.
Clark Skeen, Manager

STATE OF UTAH)
) :ss.
COUNTY OF DAVIS)

On the 7th day of September 2001, personally appeared before me Clark Skeen, Manager of Steed Creek, L.C., a Utah limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names is signed on the preceding document, who duly acknowledged before me that he executed the same voluntarily for its stated purpose.

My Commission Expires:

Mark B. Soelberg
Notary Public

Residing at: _____

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