

WHEN RECORDED, MAIL TO:

Patco # 19-1222

Mr. Wayne M. Patterson
252 North Meadowbrook Drive
Alpine, Utah 84004

ENT 51951 BK 3740 PG 579
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 AUG 10 1:42 PM FEE 22.00 BY BT
RECORDED FOR FIRST AMERICAN TITLE CO

WARRANTY DEED

KEITH F. BARNETT, PAUL J. MAXWELL, NEWELL K. JOHNSON, and H.B. & M., INC., a Utah corporation, as Trustee of THE H.B. & M., INC. PROFIT SHARING PLAN AND TRUST, Grantors, having a mailing address at 345 East Broadway, Salt Lake City, Utah 84111, hereby CONVEY AND WARRANT to WAYNE M. PATTERSON, a married man, having a mailing address at 252 North Meadowbrook Drive, Alpine, Utah 84004, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED.

SUBJECT TO ALL MATTERS OF RECORD ON THE DATE HEREOF, AND ALL CURRENT GENERAL AND SPECIAL PROPERTY TAXES AND ASSESSMENTS, INCLUDING WITHOUT LIMITATION, THE FOLLOWING:

1. Taxes and assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims of easements, or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

5. Unpatented mining claims, reservations, or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims, or title to water.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

8. Taxes for the year 1995 now a lien, not yet due. Tax ID No. 11-36-39 as to Parcel 1 and 11-36-51 as to Parcel 2. 1994 general property taxes were paid in the amount of \$448.15 as to Parcel 1 and \$2,432.97 as to Parcel 2.

9. An easement to use the existing water distribution system of canals, ditches, pipelines, and all appurtenant works and facilities of the Lehi Irrigation Company (exact location not disclosed, as disclosed in that certain Agreement recorded November 9, 1956 as Entry No. 15991, in Book 729, Page 352, and as granted to the State of Utah, by instrument recorded November 9, 1956 as Entry No. 15993, in Book 729, at Page 359 of Official Records. Note, the State of Utah conveyed its interest under the above-referenced instruments to the Lehi Irrigation Company by Transfer and Conveyance recorded March 27, 1995 as Entry No. 18366, in Book 3645, at Page 55 of Official Records.

10. An easement to use the existing water distribution system of canals, ditches, pipelines, and all appurtenant works and facilities of the American Fork Irrigation Company (exact location not disclosed, as disclosed in that certain Agreement recorded October 26, 1970 as Entry No. 11188, in Book 1197, Page 323, and as granted to the State of Utah by instrument recorded October 26, 1970 as Entry No. 11190, in Book 1197, at Page 328 of Official Records.

11. The subject property is located within the Alpine and North Utah Water Conservancy Districts and therefore subject to changes and assessments thereof.

12. Permission to locate and construct all irrigation and/or waste water ditches made necessary by construction of the State Highway, granted the State Road Commission of Utah by that certain Warranty Deed recorded December 5, 1952 as Entry No. 13098, in Book 618, at Page 31 of Official Records.

13. All ditches, canals, fences, encroachments, easements, shortages in area, and other matters of any nature disclosed by that certain ALTA Survey prepared by Byrd & Associates L.L.C., dated April 10, 1995 and

revised July 27, 1995, drawing No. 137-01, including without limitation the following:


(a) Irrigation canal, approximately 12 feet in width, as shown on said Survey.


(b) The fact that the existing fence remnants along the westerly boundary do not match the title line.

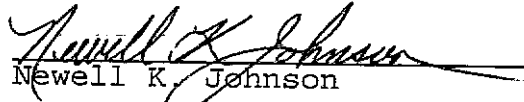
14. Subject property is included within the incorporated city limits of Highland City, a municipal corporation of the State of Utah, and is subject to any special assessments for improvements or services as may be therein provided.

15. Any matters arising by reason of the acts or omissions of Grantee or Grantee's successors or assigns.

WITNESS the hand of said Grantor as of the 3rd day of August, 1995.



Keith F. Barnett


Paul J. Maxwell


Newell K. Johnson

THE H.B. & M., INC. PROFIT SHARING PLAN AND TRUST,

By its Trustee:
H.B. & M., INC., a Utah corporation,

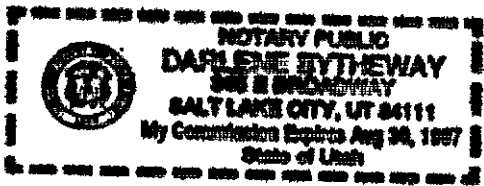
By 
Newell K. Johnson
President

STATE OF UTAH)
COUNTY OF SALT LAKE)

SS.

ENT 51951 BK 3740 PG 582

The foregoing instrument was acknowledged before me
this 3rd day of August, 1995, by KEITH F. BARNETT.

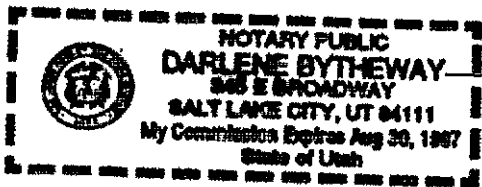


Darlene Bytheway
Notary Signature and Seal

STATE OF UTAH)
COUNTY OF SALT LAKE)

SS.

The foregoing instrument was acknowledged before me
this 3rd day of August, 1995, by PAUL J. MAXWELL.

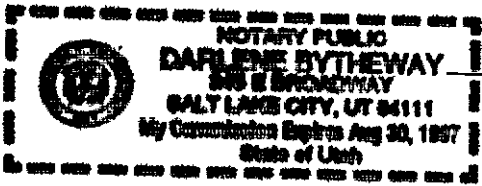


Darlene Bytheway
Notary Signature and Seal

STATE OF UTAH)
COUNTY OF SALT LAKE)

SS.

The foregoing instrument was acknowledged before me
this 3rd day of August, 1995, by NEWELL K. JOHNSON.



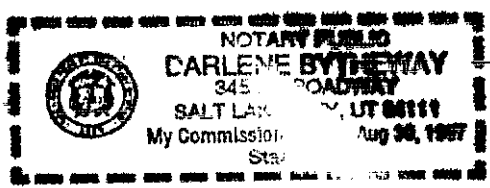
Darlene Bytheway
Notary Signature and Seal

STATE OF UTAH)
)
COUNTY OF SALT LAKE)

ENT 51951 BK 3740 PG 583

ss.

The foregoing instrument was acknowledged before me this 3rd day of August, 1995, by NEWELL K. JOHNSON, President of H.B. & M., Inc., a Utah corporation, as Trustee of The H.B. & M., Inc. Profit Sharing Plan and Trust.



Carlene Bythway

Notary Signature and Seal

EXHIBIT "A"

ENT 51951 BK 3740 PG 584

Beginning at a point North $89^{\circ}56'31''$ West, 426.73 feet from the South Quarter corner of Section 27 Township 4 South, Range 1 East, Salt Lake Base & Meridian and running thence North $24^{\circ}19'21''$ West 412.10 feet, thence Northerly 195.96 feet along the arc of a 398.77 foot radius curve to the right (chord bears North $10^{\circ}14'41''$ West 193.99 feet); thence North $03^{\circ}50'00''$ East 762.32 feet to the South 40 Acre line, thence North $89^{\circ}51'49''$ East 581.30 feet along said 40 Acre line to the North South Quarter Section Line of Section 27, thence South $0^{\circ}03'21''$ West 1328.86 feet to the South Quarter Corner of said Section 27, thence South $0^{\circ}04'51''$ East 1217.49 feet along the North South Quarter Section line of Section 34 to the North line of State Highway 80, thence South $89^{\circ}43'13''$ West 137.44 feet and South $72^{\circ}05'54''$ West 63.15 feet along said North line of Highway 80, thence North $09^{\circ}40'00''$ West 1183.66 feet, thence North $24^{\circ}19'21''$ West 78.08 feet to the Point of Beginning.