

WHEN RECORDED, RETURN TO:
Van Cott, Bagley, Cornwall, and McCarthy
J. Keith Adams
P.O. Box 45340
Salt Lake City, Utah 84145

SEND ALL PROPERTY NOTICES TO:
The Middle Field, LC
c/o Scott Wangsgard
1169 Gramercy Avenue
Ogden, Utah 84404

SPECIAL WARRANTY DEED

I, SCOTT WANGSGARD, as the surviving Trustee of The Wangsgard Family Revocable Trust, of Weber County, State of Utah, under agreement dated February 14, 1985, hereby CONVEY AND WARRANT, to the extent provided below, but not otherwise, to The Middle Field LC, a Utah limited liability company, of Weber County, Utah, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration an undivided one-half (1/2) interest in real property located in Weber County, Utah, whether currently owned or hereafter acquired, more particularly described as follows:

See Exhibit A, attached hereto.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor, if any. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor this 27 day of

December, 1997.

Scott Wangsgard
Scott Wangsgard, Trustee of The Wangsgard Family
Revocable Trust

E: 1511770 BK1898 PG1961
DOUG CROFTS, WEBER COUNTY RECORDER
23-DEC-97 304 PM FEE \$21.00 DEP MB
REC FOR: VANCOTT.BAGLEY.CORNWALL

STATE OF UTAH)
COUNTY OF WATER) : ss.
SALT LAKE)

The foregoing instrument was acknowledged before me this 22 day of December, 1997, by SCOTT WANGSGARD, as Trustee of The Wangsgard Family Revocable Trust.

Marilyn C. Brady
Notary Public

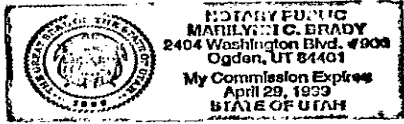


EXHIBIT A

(Description of Property Transferred by Scott Wangsgard as Trustee of The Wangsgard Family Revocable Trust)

73.41 acres located East of HW U-39, between 200 South and 500 South, Huntsville District, Weber County, State of Utah, more particularly described as follows:

Part of the Northeast quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: beginning at the South east corner of said section; running thence North 44 rods; thence West 6 rods 6 feet; thence in a Southwesterly direction to a point 7 rods 3 feet West of the place of beginning; thence East 7 rods 3 feet to the place of beginning, being part of Lot 6, Block 2, Plat B, Huntsville Survey, Weber County, Utah.

24-019-0011 ^{SW} = 1/2

ALSO: : Part of the Southeast quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: beginning at the Northeast corner of said quarter section; running thence West 7 rods 3 feet; thence South 3 rods 15.5 feet; thence East 7 rods 3 feet; thence North 3 rods 15.5 feet to the place of beginning; being part of Lot 6, Block 2, Huntsville Survey, Weber County, Utah.

ALSO: all of Lot 1, Block 2, Plat B, Huntsville Survey, Weber County, Utah, containing 20.87 acres.

24-019-0001 ^{SW} = 1/2

Except the 1.18 acres, more or less, to State of Utah (603-128).

ALSO: Part of Lot 6, Block 2, Plat B Huntsville Survey, Weber County, Utah; beginning 105 feet West of Northeast corner of Lot 6, thence South 791 feet, thence West to East line of perpetual state road right of way, thence Northerly along East boundary of perpetual state road right of way to intersection of North line of Lot 6, thence East to point of beginning.

24-019-0023 ^{SW} = 1/2

ALSO: Part of the West 1/2 of the Northwest quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey; beginning 10.7 chains South from the Northwest corner of said Section 17; and running thence South 88°45' East 8.69 chains; thence South 1°54' East 10.31 chains; thence South 0°16' West 8.01 chains; thence North 89°55' West 8.54 chains; thence North 18.42 chains to beginning.

21-026-0040 ^{SW} = 1/2

ALSO: Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah; beginning at a point 162 feet North of the Southeast corner of said Lot 7; thence North to the Northeast corner of said lot; thence West to the Northwest corner of said lot; thence South to the Southwest corner of said lot; thence East along the South line of said Lot 7 to a point 222 feet West and 162 feet South of the place of beginning; thence North 162 feet; thence East 222 feet to the place of beginning.

Except the 1.40 acres, more or less, to the State of Utah (603-128).

24-019-0012 ^{SW} = 1/2

(continued on next page)

Continuation of EXHIBIT A

Except that part of said Lot 7, lying West of the existing Utah state highway right-of-way (1445-1742).

ALSO: Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah; beginning at the Southeast corner of said Lot 7; running thence North 162 feet; thence North 88°15' West 222 feet; thence South 162 feet; thence South 88°15' East 222 feet to the place of beginning.

24-019-0013 ^{3/2} = 1/2

ALSO: Part of the Northwest quarter and part of the Southwest quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey; beginning at the Southwest corner of said Northwest quarter of Section 17; running thence North 5' East 11 chains on the West line of said Section 17; thence North 89°55' East 8.54 chains; thence South 1°15' East 20.54 chains to the center of the street; thence North 88°54' West 8.90 chains in the center of the street; thence North 9.41 chains to the place of beginning. Contains 17.84 acres, M/L.

21-026-0041 ^{3/2} = 1/2

WHEN RECORDED MAIL TO:

J. Keith Adams, Esq.
Stoel Rives LLP
201 South Main Street
Salt Lake City, UT 84111-4904

MAIL TAX NOTICE TO:

c/o Richard Wangsgard
2848 East 1975 North
Layton, UT 84041

WARRANTY DEED

RICHARD WANGSGARD, as to his 30%, JOYCE W. BROWN, as to her 30%, CHRIS P. WANGSGARD, as to his 25%, KIRK C. WANGSGARD, as to his 5%, KENNETH S. WANGSGARD, as to his 5%, and JODI LEE WANGSGARD KERBS, as to her 5%, as tenants-in-common, ("Grantors") hereby CONVEY AND WARRANT, to the extent provided below, to THE MIDDLE FIELD, LC, a Utah limited liability company, ("Grantee"), for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, an undivided one-half (1/2) interest in and to the following described real property located in Weber County, State of Utah, to-wit:

- 1. SERIAL NUMBER(S): 24-019-013, -0001, -0023, -0012, -0011; 21-026-0040 and 21-026-0041

24-019-0011 ✓

Part of the Northeast Quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning at the Southeast Corner of said Quarter Section; running thence North 44 rods; thence West 6 rods 6 feet: thence in a Southwesterly direction to a point 7 rods 3 feet West of the place of beginning; thence East 7 rods 3 feet to the place of beginning, being part of Lot 6, Block 2, Plat B, Huntsville Survey, Weber County, Utah.

ALSO: part of the Southeast Quarter of Section 18, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning at the Northeast Corner of said Quarter Section; running thence West 7 rods 3 feet; thence South 3 rods 15.5 feet; thence East 7 rods 3 feet; thence North 3 rods 15.5 feet to the place of beginning; being part of Lot 6, Block 2, Huntsville Survey, Weber County, Utah.

24-019-0001 ✓

ALSO: All of Lot 1, Block 2, Plat B, Huntsville Survey, Weber County, Utah, containing 20.87 acres. Excepting therefrom the 1.18 acres, more or less, to State of Utah (603-128).

SaltLake-108368.1 0044537-00003

E# 1712719 BK2078 PG2178
DOUG CROFTS, WEBER COUNTY RECORDER
26-JUN-00 829 AM FEE \$30.00 DEP JPM
REC FOR: STOEL.RIVES

✂

24-019-0023 ✓

ALSO: Part of Lot 6, Block 2, Plat B, Huntsville Survey, Weber County, Utah: Beginning 105 feet West of Northeast Corner of Lot 6, thence South 791 feet, thence West to East line of perpetual State Road Right of Way, thence Northerly along East boundary of perpetual State Road Right of Way to intersection of North line of Lot 6, thence East to point of beginning.

21-026-0040 ✓

ALSO: Part of the West ½ of the Northwest Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning 10.7 chains South from the Northwest Corner of said Section 17; and running thence South 88°45' East 8.69 chains; thence South 1°54' East 10.31 chains; thence South 0°16' West 8.01 chains; thence North 89°55' West 8.54 chains; thence North 18.42 chains to beginning.

24-019-0012 ✓

ALSO: Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah: Beginning at a point 162 feet North of the Southeast Corner of said Lot 7; thence North to the Northeast Corner of said Lot; thence West to the Northwest Corner of said Lot; thence South to the Southwest Corner of said lot; thence East along the South line of said Lot 7 to a point 222 feet West and 162 feet South of the place of beginning; thence North 162 feet; thence East 222 feet to the place of beginning. Excepting therefrom the 1.40 acres, more or less, to the State of Utah (603-128). Excepting that part of said Lot 7, lying west of the existing Utah State Highway Right-of-Way (1445-1742).

24-019-0013 ✓


ALSO: Part of Lot 7, Block 2, Plat B, Huntsville Survey, Weber County, Utah: Beginning at the Southeast Corner of said Lot 7; running thence North 162 feet; thence North 88°15' West 222 feet; thence South 162 feet; thence South 88°15' East 222 feet to the place of beginning.

21-026-0041 ✓

ALSO: Part of the Northwest Quarter and part of the Southwest Quarter of Section 17, Township 6 North, Range 2 East, Salt Lake Meridian, U.S. Survey: Beginning at the Southwest Corner of said Northwest Quarter of Section 17; running thence North 5' East 11 chains on the West line of said Section 17; thence North 89°55' East 8.54 chain; thence South 1°15' East 20.54 chains to the center of the street; thence North 88°54' West 8.90 chains in the center of the street; thence North 9.41 chains to the place of beginning. Contains 17.84 acres, M/L.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

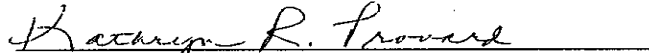
IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on this 5th day of November, 1999.


Richard Wangsgard

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 5 day of November, 1999, by RICHARD WANGSGARD, as Grantor.




NOTARY PUBLIC

E# 1712719 BK2078 PG2180

IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on this 22 day of November, 1999.

Joyce W Brown
Joyce W Brown

STATE OF Oregon)
: ss.
COUNTY OF Washington)

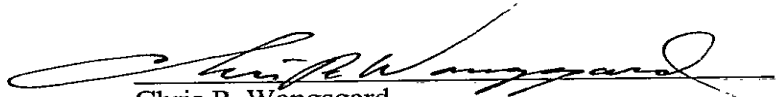


The foregoing instrument was acknowledged before me this 22nd day of November, 1999, by JOYCE W. BROWN, as Grantor.

Pamela House
NOTARY PUBLIC

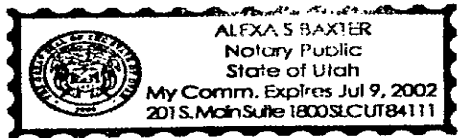
E# 1712719 BK2078 PG2181

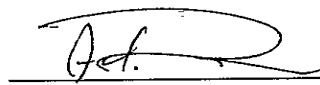
IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on this 15 day of March, ~~1999~~ 2000


Chris P. Wangsgard

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

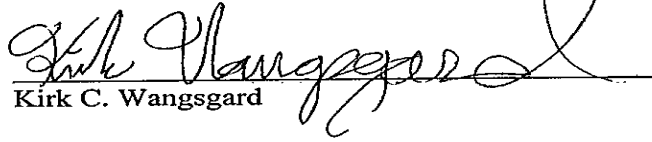
The foregoing instrument was acknowledged before me this 15 day of March, ~~1999~~ ²⁰⁰⁰, by CHRIS P. WANGSGARD, as Grantor.




NOTARY PUBLIC


E# 1712719 BK2078 PG2182

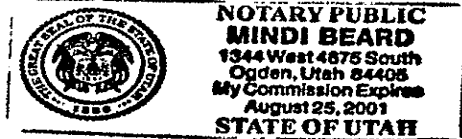
IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on this 26 day of November, 1999.


Kirk C. Wangsgard

STATE OF Utah)
COUNTY OF Salt Lake) : ss.

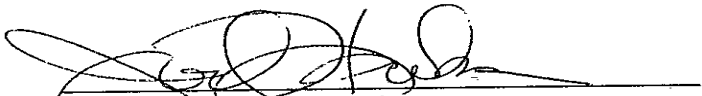
The foregoing instrument was acknowledged before me this 26th day of November, 1999, by KIRK C. WANGSGARD, as Grantor.


NOTARY PUBLIC



E# 1712719 BK2078 PG2183

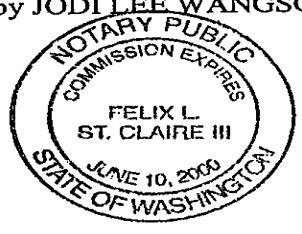
9th IN WITNESS WHEREOF, the undersigned has executed this Warranty Deed on this
day of November, 1999.



Jodi Lee Wangsgard Kerbs

STATE OF Washington
COUNTY OF Park : ss.

The foregoing instrument was acknowledged before me this 9th day of November,
1999, by JODI LEE WANGSGARD KERBS, as Grantor.





NOTARY PUBLIC

E# 1712719 BK2078 PG2185