

WHEN RECORDED MAIL TO:
ABCEE L.C.
367 N-University Ave
Provo UT 84604
ORDER NO: M-29601

ENT 72747:2000 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2000 Sep 15 2:24 pm FEE 14.00 BY SP
RECORDED FOR MOUNTAIN WEST TITLE CO

WARRANTY DEED

EAGLE MOUNTAIN PROPERTIES, L.C.

GRANTOR(S)

OF _____, COUNTY OF _____, STATE OF _____
HEREBY CONVEY AND WARRANT TO

ABCEE L.C.

GRANTEE(S)

OF PROVO, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY,
STATE OF UT:

()

See Attached Exhibit "A"

TOGETHER WITH SUCH EASEMENT AS DESCRIBED IN EXHIBIT "B" ATTACHED HERETO

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 15th DAY OF
SEPTEMBER _____

A.D., 2000

SIGNED IN THE PRESENCE OF

[Signature]
EAGLE MOUNTAIN PROPERTIES, L.C.

STATE OF UTAH)
) SS
COUNTY OF UTAH)

ON THE 15th DAY OF SEPTEMBER, 2000, PERSONALLY APPEARED
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF UTAH,
AND _____ MANAGER(S) OF
EAGLE MOUNTAIN PROPERTIES, L.C., A UTAH LIMITED LIABILITY COMPANY,
THE SIGNER(S) OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGED TO
ME THAT THEY HAVE AUTHORITY TO EXECUTE THE WITHIN AND FOREGOING
INSTRUMENT IN BEHALF OF SAID LIMITED LIABILITY COMPANY, AND THAT
SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

[Signature]
NOTARY PUBLIC

RESIDING IN: UTAH COUNTY, UTAH
MY COMMISSION EXPIRES:

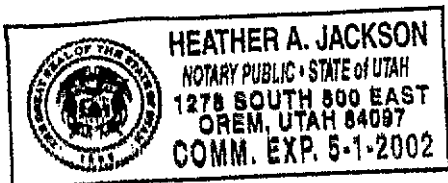


EXHIBIT A

COMMENCING S89 DEGREES 32'35"E ALONG THE SECTION LINE 1725.94 FEET AND NORTH 982.32 FEET FROM THE SOUTHWEST SECTION CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 31.58 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 27'35" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N19 DEGREES 23'33"W 28.40 FEET); THENCE N25 DEGREES 50'15"E 90.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 119.69 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 185.84 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 57'51" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N70 DEGREES 18'41"E 167.72 FEET) TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 9725.00; THENCE SOUTHEASTERLY ALONG SAID CURVE 83.78 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 29'37" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING S65 DEGREES 27'11"E 83.74 FEET); THENCE S24 DEGREES 18'00"W 228.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 9953.50 FEET, A RADIAL LINE BEARS N24 DEGREES 18'00"E; THENCE NORTHWESTERLY ALONG SAID CURVE 187.23 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 04'40" (CHORD BEARING AND DISTANCE OF SAID CURVE BEING N65 DEGREES 09'40"W 187.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRE MORE OR LESS

7/15/2000

EXHIBIT "B"

Together with a non-exclusive easement for ingress, egress, installation and use of access and utilities, over, under and upon the proposed road known as "~~currently un-named road~~" from the subject property, southerly to the intersection with Eagle Mountain Boulevard, Town of Eagle Mountain, as shown on the attached map made a part hereof as Exhibit "B". That upon the recording of a plat of subdivision for Eagle Mountain Town Center West Business Park, Phase 1, incorporating or providing for a dedicated road, this easement shall be its own terms be released and replaced by such recorded and dedicated road.

The above and foregoing property is also known and referred to as Lot # 1 of the unrecorded plat of subdivision referred to as Eagle Mountain Town Center West Business Park, Phase 1. That by the acceptance of this deed, the grantee, and all persons claiming by through or under the grantee, hereby joins in, ratifies, consents to and accepts the filing of record a plat of subdivision to include for the above property as part of Eagle Mountain Town Center West Business Park, Phase 1. That by the acceptance of this deed, the grantee, and all persons claiming by through or under the grantee, accepts, joins, and consents to the filing of record Conditions, Covenants, and Restrictions (the "CC&R") to include the above property, and to subject the above property to the terms and conditions of such "CC&R's". That the grantee, and all persons claiming by, through and under the grantee, further covenants, consents and promises to execute such other and further documents or instruments as necessary to have the subject property platted, subdivided and CC&R's duly recorded.

That the grantee hereby consents to the above and foregoing by on this 14th Day of September, 2000.

ABCEE, L.C.

BY: *Richard Howard*
Its: *Member*

J 9/15/2000