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KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
ASSOCIATED TITLE  
REC BY: DOROTHY SINFIELD, DEPUTY

WHEN RECORDED, MAIL TO:

Paul M. Durham, Esq.  
Van Cott, Bagley, Cornwall & McCarthy  
50 South Main Street, Suite 1600  
P. O. Box 45340  
Salt Lake City, Utah 84145

WARRANTY DEED

In consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, \*ORRIN V. HANSEN and MICHAEL S. \* aka O. V. HANSEN and MICHAEL SNOW HANSEN HANSEN ("Grantors") hereby convey and warrant to GENEVA ROCK PRODUCTS, INC., a Utah corporation ("Grantee"), whose address is 1565 West 400 North, Orem, Utah 84059, the real property described in Exhibit A attached hereto, situated in Salt Lake County, State of Utah, subject to all matters set forth on Exhibit A-1 attached hereto, and any matters created by, through or under Grantee, but excepting therefrom all water rights relating to the aforesaid property. Grantors further hereby reserve unto themselves a non-exclusive perpetual right-of-way easement across the land described in Exhibits "B" and "C" hereto and pursuant to that certain Road Crossing Agreement described in Exhibit "B," providing ingress and egress to their property described in Exhibit "D" hereto.



EXHIBIT A

Legal Description

Beginning at County Monument A.P. #8 on the Utah and Salt Lake County Line, which point is South 00° 17' 36" West along the Quarter Section line 304.49 feet and West 13.22 feet (based on the Utah State Coordinate System Central Zone) from the North Quarter Corner of Section 24, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Thence South 27° 04' 18" West along said Utah and Salt Lake County Line 394.99 feet to the South line of the North 1/2 of the North 1/2 of the Northwest 1/4 of said Section 24; thence South 89° 44' 04" West along said South line 2170.34 feet; thence North 936.08 feet; thence North 28° 15' 03" East 212.32 feet; thence North 61° 44' 57" West 534.29 feet to the Easterly line of the Union Pacific Railroad right-of-way; thence along said railroad right-of-way line as follows:

North 28° 15' 03" East 764.90 feet;  
Northeasterly 1328.14 feet around the periphery of a curve to the right having a radius of 7439.44 feet (chord = North 33° 17' 51" East 1326.42 feet); North 38° 20' 38" East 847.90 feet; Northeasterly 600.26 feet around the periphery of a curve to the left having a radius of 2964.84 feet (chord = North 32° 32' 38" East 599.23 feet); North 26° 44' 38" East 870.50 feet; Northeasterly 372.98 feet around the periphery of a curve to the right having a radius of 1332.86 feet (chord = North 34° 45' 38" East 371.76 feet); North 42° 46' 38" East 325.00 feet to the Quarter Section line;

thence leaving said Railroad right-of-way South 00° 19' 14" West along said Quarter Section line 3654.12 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13; thence North 89° 53' 59" East 1330.00 feet to the Northeast Corner of said Southwest 1/4 of the Southeast 1/4 of Section 13; thence South 00° 20' 33" West 1323.13 feet to the Southeast Corner of said Southwest 1/4 of the Southeast 1/4 of said Section 13; thence South 00° 19' 47" West 189.23 feet along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 24, to the Utah and Salt Lake County line; thence South 84° 43' 18" West along said County line 1349.08 feet to the point of beginning.

EXHIBIT A-1

Exceptions

1. Taxes for the year 1990 which are now accruing as a lien, but are not yet due and payable.
2. Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and right to ditches and reservoirs used in connection with such water rights, and a right of way thereon for ditches, canals tunnels and telephone and transmission lines that may have been constructed by the authority of the United States, together with the right of the proprietor of a vein or lode to extract his ore therefrom should the same be found to penetrate or intersect the premises, and any easement or right of way of the public, to use all such highways as may have been established according to law, as set forth in Mesne Patents of Record.
3. Deed, dated October 09, 1912, wherein the KNIGHT CONSOLIDATED POWER COMPANY, conveys and warrants to UTAH POWER COMPANY, that certain electrical transmission line known as the Midvale - Tintic Transmission Line, said Deed recorded October 23, 1912, as Entry No. 301265, in Book 9-L of Deeds, at Page 106, Salt Lake County Recorder's Office.
4. Right of Way and Easement Grant, dated March 21, 1931, in favor of WASATCH GAS COMPANY, recorded June 01, 1931, as Entry No. 676294, in Book 96 of Liens & Leases, at Page 98, Salt Lake County Recorder's Office.

Agreement of Consolidation and Merger (Mountain Fuel Supply Company), dated April 01, 1935, recorded January 03, 1936, as Entry No. 773683, in Book 157 of Liens and Leases, at Page 178, Salt Lake County Recorder's Office.

5. Right of Way and Easement Grant, dated March 27, 1931, in favor of WASATCH GAS COMPANY, recorded June 01, 1931, as Entry No. 676302, in Book 95 of Liens & Leases, at Page 175, Salt Lake County Recorder's Office.

Agreement of Consolidation and Merger (Mountain Fuel Supply Company), dated April 01, 1935,

recorded January 03, 1936, as Entry No. 773683, in Book 157 of Liens and Leases, at Page 178, Salt Lake County Recorder's Office.

6. Right of Way and Easement Grant, dated March 23, 1931, in favor of Wasatch Gas Company, recorded June 1, 1931, as Entry No. 676303, in Book 95 of Liens & Leases, at Page 175, Salt Lake County Recorder's Office.  
  
Agreement of Consolidation and Merger (Mountain Fuel Supply Company), dated April 1, 1935, recorded January 3, 1936, as Entry No. 773683, in Book 157 of Liens & Leases, at Page 178, Salt Lake County Recorder's Office.
7. Transmission Line Easement, executed December 10, 1956, in favor of Utah Power & Light Company, recorded March 6, 1957, as Entry No. 1528451, in Book 1394, at Page 523, Salt Lake County Recorder's Office.
8. Right of Way and Easement Grant, dated May 2, 1962, in favor of Mountain Fuel Supply Company, recorded August 29, 1962, as Entry No. 1866011, in Book 1958, at Page 61, Salt Lake County Recorder's Office.
9. Right of Way Easement, dated March 5, 1974, in favor of the Mountain States Telephone and Telegraph Company, recorded May 7, 1974, as Entry No. 2619347, in Book 3578, at page 387, Salt Lake County Recorder's Office.
10. Easement, executed May 16, 1974, in favor of Utah Power & Light, recorded August 23, 1974, as Entry No. 2645857, in Book 3663, at Page 120, Salt Lake County Recorder's Office.
11. Right of Way and Easement Grant, dated May 4, 1976, in favor of Mountain Fuel Supply Company, recorded June 15, 1976, as Entry No. 2824661, in Book 4233, at Page 497, Salt Lake County Recorder's Office.
12. Pole Line Easement, executed July 9, 1982, in favor of Utah Power & Light, recorded November 1, 1982, as Entry No. 3725478, in Book 5416, at page 2811, Salt Lake County Recorder's Office.

13. Fenceline encroachment, wells, pump house, access roads, unlocated roads, unlocated gas pipe line markers and unlocated power poles and lines, as disclosed by a survey prepared by SURVEYING ASSOCIATES, having been certified under the date of February 19, 1990, by PARLEY M. NEELY, a Registered Land Surveyor holding License No. 1722.
14. An Ordinance of Salt Lake County, dated April 8, 1976, recorded April 9, 1976, as Entry No. 2803090, in Book 4163, at page 117, Salt Lake County Recorder's Office.
15. Resolution, dated March 16, 1955, recorded March 13, 1955, as Entry No. 1417330, in Book 1178, at Page 421, Salt Lake County Recorder's Office.
16. Charges and Assessments Levied by Draper City from and after the date of the attached Warranty Deed.

EXHIBIT "B"

(Union Pacific Railroad Company Private Road Crossing)

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, WHICH POINT IS NORTH  $00^{\circ}16'27''$  EAST ALONG THE SECTION LINE 1106.43 FEET AND EAST 122.15 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE) FROM THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID POINT MAY ALSO BE DESCRIBED AS BEING NORTH  $00^{\circ}19'14''$  EAST ALONG THE QUARTER SECTION LINE 1088.67 FEET AND WEST 2537.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 13, T4S, R1W, SLB&M. THENCE NORTH  $61^{\circ}44'57''$  WEST 160.00 FEET TO THE WESTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTH  $28^{\circ}15'03''$  EAST ALONG SAID RIGHT-OF-WAY LINE 40.00 FEET; THENCE SOUTH  $61^{\circ}44'57''$  EAST 160.00 FEET TO THE EASTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE SOUTH  $28^{\circ}15'03''$  WEST ALONG SAID RIGHT-OF-WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

Road Crossing Agreement, dated September 10, 1973, by and among Los Angeles & Salt Lake Railroad Company, Union Pacific Railroad Company (parties of the first part), and Evan Hansen and O.V. Hansen (parties of the second part), Union Pacific L.D. No. 22700 as amended by that certain Addendum dated March 7, 1977, Union Pacific L.D. No. 22700, Audit No. 124743, CD No. 32368-3.

EXHIBIT "C"

(Access Easement and Right-of-Way Description)

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, WHICH POINT IS NORTH  $00^{\circ}19'14''$  EAST ALONG THE QUARTER SECTION LINE 709.75 FEET AND WEST 2738.99 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE) FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THENCE NORTH  $28^{\circ}15'03''$  EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 140.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH  $61^{\circ}44'57''$  EAST 125.00 FEET; THENCE NORTH  $28^{\circ}15'03''$  EAST 210.12 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY 125.66 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD =  $N16^{\circ}44'57''W$  113.14 FEET); THENCE NORTH  $61^{\circ}44'57''$  WEST 45.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD; THENCE NORTH  $28^{\circ}15'03''$  EAST ALONG SAID RIGHT-OF-WAY LINE 40.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH  $61^{\circ}44'57''$  EAST 45.00 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY 188.50 FEET AROUND THE PERIPHERY OF SAID CURVE (CHORD =  $S16^{\circ}44'57''E$  169.71 FEET); THENCE SOUTH  $28^{\circ}15'03''$  WEST 350.12 FEET; THENCE NORTH  $61^{\circ}44'57''$  WEST 165.00 FEET TO THE POINT OF BEGINNING.



EXHIBIT "D"

(Hansen Property)

BEGINNING AT A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, WHICH POINT IS NORTH  $00^{\circ}19'14''$  EAST ALONG THE QUARTER SECTION LINE 709.75 FEET AND WEST 2738.99 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE) FROM THE SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH  $61^{\circ}44'57''$  EAST 534.29 FEET; THENCE SOUTH  $28^{\circ}15'03''$  WEST 212.32 FEET; THENCE SOUTH 541.50 FEET; THENCE SOUTH  $89^{\circ}35'30''$  WEST 294.73 FEET; THENCE NORTH  $89^{\circ}45'57''$  WEST 504.69 FEET TO THE EASTERLY LINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY 1013.82 FEET AROUND THE PERIPHERY OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5931.14 FEET (LOCAL CHORD =  $N23^{\circ}21'14''E$  1012.58 FEET); THENCE NORTH  $28^{\circ}15'03''$  EAST CONTINUING ALONG SAID RAILROAD RIGHT-OF-WAY LINE 58.86 FEET TO THE POINT OF BEGINNING.