

After recording, return to:

David F. Evans, Esq.
215 So. State, Suite 900
Salt Lake City, UT 84111

WARRANTY DEED



JAMES E. CANNON and CONNIE D. CANNON, grantors, of Salt Lake City, Utah, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to DAVID C. EVANS and JOY F. EVANS, JTWRs, grantees, of 807 North Juniperpoint Drive, Salt Lake City, Utah 84103, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Summit County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to and with the benefit of restrictions, easements and patent reservations of record and the restrictions and covenants contained in Exhibit "B" attached hereto which shall remain effective on subject property for a period of fifty (50) years from the date of this deed.

Together with the rights to one (1.0) acre feet of water.

WITNESS, the hand of said grantor this 24th day of December, 1991.

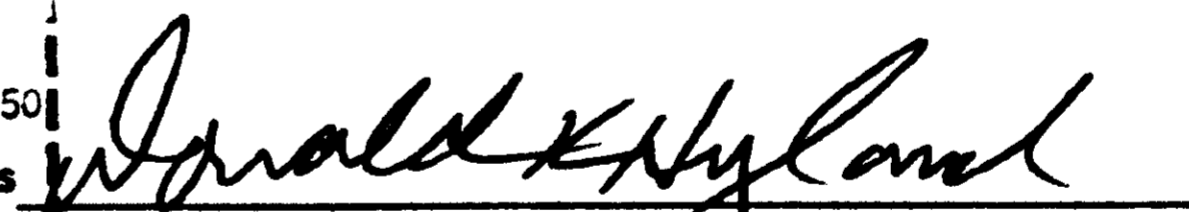

JAMES E. CANNON

CONNIE D. CANNON

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

On the 24th day of December, 1991, personally appeared before me James E. Cannon and Connie D. Cannon, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Notary Public
DONALD K. HYLAND
7050 Union Park Blvd #450
Midvale, Utah 84047
My Commission Expires
October 24, 1992
State of Utah


Notary

309 639 FILE 271-273

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REC'D 351917
91 DEC 26 AM 11:49
ALAN SPRINGS
SUMMIT COUNTY RECORDER
MCCOY Dg. 92
Summit Table Co. g. 2/24

EXHIBIT "A"

Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 26, Township 1 North, Range 8 East, Salt Lake Base Meridian, which point is also North 89°54'58" West 1311.34 feet along the Section line and South 0°40'29" East 2719.48 feet from the North Quarter corner of said Section 26, thence North 0°40'29" West 1586.07 feet along the 40 acre line to a forest Service Road; thence South 49°40'59" East 336.64 feet and thence South 69°33'18" East 286.29 feet; thence South 46°19'42" East 239.73 feet; thence South 64°01'24" East 147.6 feet along said road to the West side of the Cannon property; thence South 1014.26 feet to the 40 acre line; thence South 88°19'44" West 812.66 feet to the point of beginning.

Excepting and reserving all oil, gas, and other minerals of every kind and description underlying the surface of the subject property.

Situate in Summit County, State of Utah.

CD-751-A-5

EXHIBIT "B"

RESTRICTIONS, RESERVATIONS AND COVENANTS

The land is conveyed subject to the following restrictive covenants, which shall be effective for 50 years from December 31, 1986:

(a) The property will not be used for any kind of commercial purposes.

(b) The property will not be used for trailer houses or other temporary housing.

(c) Not more than 4 single family dwellings, or their equivalent, may be constructed thereon. This total shall control whether the same are clustered or built in multiple units, or otherwise.

(d) Any residential unit constructed thereon shall have sanitary sewage disposal which fully complies with the requirements of state and county health authorities.

(e) The property will only be used for residential purposes and uses appurtenant thereto, although the same may be grazed and livestock may be kept thereon.

Subject to the restrictive covenants and easements of record and patent reservations.

Reserving to Moench Investment Company, Ltd., all oil, gas of any nature, together with right-of-way for ingress and egress necessary for the purpose of drilling and removal of same. No drilling within 2000 feet of structure according to lease.

It is agreed that the Grantees hold Moench Investment Company, Ltd. harmless if any of its or Thousand Peak Ranch's livestock stray on property described in Exhibit "A".