

COURTESY

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
WINEGAR'S LTD.
ATTN: DEE WINEGAR
574 WEST 3400 SOUTH
BOUNTIFUL, UT. 84010

E 1945535 B 3446 P 99
RICHARD T. MAUGHAN, DAVIS CNTY RECORDER
2003 DEC 31 8:15 AM FEE 19.00 DEP CY
REC'D FOR AMERICAN SECURE TITLE INSURANC

QUIT CLAIM DEED

Woodland 2 16 1/2 17

WINEGAR'S LTD., a Utah Family Limited Partnership,
grantor, of 574 West 3400 South, Bountiful, County of Davis, State of Utah,

hereby QUIT-CLAIM to

WINEGAR'S LTD., a Utah Family Limited Partnership,
grantee, of 574 West 3400 South, Bountiful, Utah 84010,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land
in DAVIS County State of , to-wit

See Attached Exhibit "A"

The purpose of this Deed and Conveyance is to correct and amend the
existing legal description for tax parcel no. 01-061-0062 with a
new surveyed legal description and also to divide this parcel into
two separate parcels.

COURTESY

WITNESS, the hand of said grantors, this 30th day of December, 2003
Signed in the presence of

WINEGAR'S LTD., a Utah Family Limited Partnership

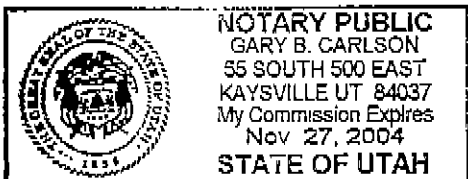
Stuart Winegar
By: STUART WINEGAR, General Partner

STATE OF UTAH

)ss.

County of DAVIS

On the 30th day of December, 2003 personally appeared before me STUART WINEGAR, who being duly
sworn, did say that he is the GENERAL PARTNER of WINEGAR'S LTD., a Utah Family Limited Partnership,
and that the foregoing instrument was signed in behalf of said Partnership by authority of the Articles of said
Partnership, and the signers of the foregoing instrument, who duly acknowledged to me that they executed the
same.



ABC

Notary Public
My commission expires.
Residing at:

EXHIBIT "A"

PRIOR LEGAL DESCRIPTION
FOR TAX PARCEL NO. 01-061-0062

E 1945535 B 3446 P 100

LEGAL DESCRIPTION:

BEG AT A PT N 40°09' E 21.24 FT FR THE PT OF CURVE OF A 50 FT RAD CURVE TO THE R
IGHT AT THE NW COR OF BLK 17, WOODLAND SUB. NO. 2 ON THE E'LY LN OF ORCHARD DRIV
E; TH S 49°51' E 125 FT; TH N 40°09' E 135.21 FT TO A PT ON A 250.747 FT RAD CUR
VE, THE CEN OF WHICH BEARS N 23°44'39" E 250.747 FT; TH SE'LY 25.352 FT ALG THE
ARC OF SD CURVE M/L TO THE W'LY LN OF PLUM TREE CONDO PHASE I; TH S 39°45'23" W
19.46 FT; TH S 0°36'19" E 264.275 FT TO THE SW COR OF PLUM TREE CONDO PHASE II;
TH N 89°46'03" E 225.09 FT; TH S 26.35 FT; TH W 260 FT M/L TO A PT ON AN EXTENSI
ON OF THE W LN OF 550 W STR; TH N 26.35 FT TO THE N LN OF 3300 SOUTH STR; TH W 3
62.03 FT M/L ALG THE N LN OF 3300 S STR TO THE E'LY LN OF ORCHARD DRIVE; TH N 4
0°09' E 351.24 FT ALG SD E'LY LN TO THE POB. ALSO: BEG AT A PT 240 FT E OF TH
E SW COR OF BLK 16, WOODLAND SUBD #2, BEING IN SEC 1-T1N-R1W, SLM; & RUN TH E 29
3.36 FT M/L; TH N 316 FT; TH W'LY 362.03 FT M/L TO THE E LN OF ORCHARD DRIVE; TH
SW'LY ALG SD E LN TO A PT W OF THE POB; TH E 238 FT TO THE POB. CONT. 4,945 A
CRES.

NEW LEGAL DESCRIPTIONS
TAX PARCEL NO. 01-061-0062

PARCEL 1:

A part of Block 16 Woodland Subdivision No. 2 along with a portion of vacated
Hillside Drive and being within the Northeast Quarter of Section 1, Township 1 North,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey in North Salt Lake, Davis
County, Utah:

Beginning at a point on the Southeasterly Line of Orchard Drive as widened
being 717.27 feet South 0°16'44" East along the Section Line; 706.3 feet South
89°46'05" West; 656.55 feet South 39°37'26" West along the original Southeasterly Line
of Orchard Drive; and 2.76 feet South 89°54'58" East from the Northeast Corner of said
Section 1; said point of beginning is also located 1220.36 feet South 0°16'44" East along
the Section Line and 1124.71 feet South 89°43'16" West from said Northeast Corner of
Section 1; and running thence South 89°54'58" East 158.35 feet to a point on the
extension of the common edges of the existing buildings; thence along said extension
and along the common edges of the existing buildings the following two courses: South
0°14'28" West 192.09 feet; and South 89°48'37" East 0.74 feet to the Easterly Edge of
an existing building; thence South 0°25'15" West 74.00 feet along said Easterly edge of
the building and said building line extended Southerly to the South Line of said Block
16; thence South 89°46'05" West 275.70 feet along said South Line to the Southeasterly
Line of Orchard Drive; thence along said Southeasterly Line the following two courses:
Northeasterly along the arc of a 488.67 foot radius curve to the Right a distance of
41.76 feet (Central Angle equals 4°53'48" and Long Chord bears North 8°26'01" East
41.75 feet; and Northeasterly along the arc of a 583.52 foot radius curve to the Right a
distance of 254.29 feet (Central Angle equals 24°58'08" and Long Chord bears North
26°18'49" East 252.29 feet) to the point of beginning.

Contains 61,803 sq. ft.
or 1.419 acres

Subject to an easement for building roof overhang described as follows:

Beginning at a point on the Easterly Line of Grantor's property 68.62 feet North
0°25'15" East along said Easterly Line from the Southeasterly Corner thereof said point
of beginning is also located 1418.84 feet South 0°16'44" East along the Section Line;
and 967.43 feet South 89°43'16" West from the Northeast Corner of said Section 1; and
running thence North 89°37'05" West 6.01 feet; thence North 0°17'15" East 30.14 feet;
thence South 89°42'45" East 5.27 feet to said Easterly Line; thence along said Easterly
Line the following three courses: South 0°14'28" West 24.78 feet; South 89°48'37" East
0.74 feet; and South 0°25'15" West 5.38 feet to the point of beginning.

Contains 163 sq. ft.

Also subject to a 15 foot storm drain easement described as follows:

A part of Blocks 16 and 17 of Woodland Subdivision No. 2 along with portions of
Hillside Drive (3300 South) as it has been vacated within the Northeast Quarter of
Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in
Davis County, Utah:

Beginning at a point on the Northwesterly Line of Block 17 being 717.27 feet
South 0°16'44" East along the Section Line; 706.3 feet South 89°46'05" West to the
Southeasterly Line of Orchard Drive; and 472.69 feet South 39°37'26" West along said
Southeasterly Line from the Northeast Corner of said Section 1; and running thence
South 39°37'26" West 78.86 feet along said Southeasterly Line of Orchard Drive; thence
South 1°19'17" West 347.71 feet to the North Line of 3400 South Street at a point
174.15 feet South 89°46'05" West from the Southeasterly Line of said Orchard Drive;
thence North 89°46'05" East 338.26 feet along said North Line; thence Northeasterly
along the arc of a 20.00 foot radius curve to the left a distance of 26.36 feet (Central
Angle equals 75°31'21" and Long Chord bears North 52°00'25" East 24.50 feet); thence
South 89°46'05" West 342.22 feet along a line parallel to and being 15.00 feet
perpendicularly distant Northerly from the North Line of said 3400 South Street; thence
North 1°19'17" East 321.18 feet; thence North 26°12'50" East 80.48 feet to the
Southeasterly Line of Orchard Drive and the Point of Beginning.

Contains 10,926 sq. ft.

RECORDER'S MEMO -
LEGIBILITY OF TYPING OR PRINTING
UNSATISFACTORY IN THE DOCUMENT
WHEN RECEIVED

EXHIBIT "A" continued

PARCEL 2:

E 1945535 B 3446 P 101

01-061-0062

A part of Blocks 16 and 17, Woodland Subdivision No. 2 along with a portion of vacated Hill Side Drive and Valley View Drive and being within Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in North Salt Lake, Davis County, Utah:

Beginning at a point on the Southeasterly Line of Orchard Drive as widened being 21.24 feet North 39°37'26" East and 2.84 feet South 50°22'34" East from a point of curve of a 50 foot radius curve at the Northwest Corner of said Block 17 on the original Southeasterly Line of Orchard Drive; and also being 717.27 feet South 0°16'44" East along the Section Line; 706.3 feet South 89°46'05" West; 243.14 feet South 39°37'26" West and 2.84 feet South 50°22'34" East from the Northeast Corner of said Section 1; said point of beginning is also located 905.03 feet South 0°16'44" East along the Section Line and 860.09 feet South 89°43'16" West from said Northeast Corner of Section 1; and running thence South 50°22'34" East 122.16 feet; thence North 39°37'26" East 135.21 feet; thence Southeasterly along the arc of a 250.747 foot radius curve to the Left a distance of 18.39 feet (Central Angle equals 4°12'10" and Long Chord bears South 68°52'54" East 18.39 feet) to a point on the extension of the Northwesterly Line of Plum Tree Condominiums Phase I; thence South 39°45'23" West 8.05 feet along said extension to the Northwesterly Corner of said Condominiums; thence along said Condominium Boundary and also the Boundary of Plum Tree Condominiums Phase II the following two courses: South 39°45'23" West 19.46 feet; and South 0°36'19" East 264.275 feet to the Southwesterly Corner thereof; thence South 89°46'05" West 34.51 feet to the extension of the West Line of 550 West Street; thence South 0°36'19" East 295.86 feet along said West Line to a point of curvature; thence Southwesterly along the arc of a 20.00 foot radius curve to the Right a distance of 31.55 feet (Central Angle equals 90°22'24" and Long Chord bears South 44°34'53" West 28.38 feet) to a point of tangency on the North Line of 3400 South Street; thence South 89°46'05" West 236.72 feet along said North Line to the projection of the Easterly Edge of an existing building; thence North 0°25'15" East 74.00 feet along said projection and the Easterly edge of an existing building to the Southerly edge of an adjacent building; thence along the common edges of the existing buildings the following two courses: North 89°48'37" West 0.74 feet; and North 0°14'28" East 192.09 feet; thence North 89°54'58" West 158.35 feet to the Southeasterly Line of Orchard Drive as widened; thence along said Southeasterly Line the following two courses: Northeasterly along the arc of a 583.52 foot radius curve to the Right a distance of 9.53 feet (Central Angle equals 0°56'09" and Long Chord bears North 39°15'57" East 9.53 feet) to a point of tangency; and North 39°44'01" East 402.13 feet to the point of beginning.

Contains 159,500 sq. ft.
or 3.662 acres