WHEN RECORDED RETURN TO:

Ralph W. Rasmussen, Jr. 261 E. 1200 S. Orem, UT 84058

ENT 74752 BK 5135 PG 550 RANDALL A. COVINGTON UTAH COUNTY RECORDER 1999 Jun 29 9:06 am FEE 12.00 BY AK RECORDED FOR SECURITY TITLE AND ABSTRACT

WARRANTY DEED

Thanksgiving Point Development Company, L.C., grantor hereby convey and warrant to Thanksgiving Point Development Company, L.C., of 261 E. 1200 S. Orem, UT 84058, for the sum of TEN DOLLARS U.S. (\$10.00 U.S.) and other good and valuable consideration, the following described real property situated in Utah County, Utah to wit:

SEE ATTACHED EXHIBIT "A"

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, liens, encumbrances, and covenants of whatever nature, if any and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS the hand of said grantors this 28 day of April, 1999.

Thanksgiving Point Development Company, L.C.

By Alen C. Ashton, Manager

Karen

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On the 18 day of April, 1999, personally appeared before me Atan C. Ashton, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

Notary Public

RALPH W RASMUSSEN, JR.

NOTARY PUBLIC - STATE OLUTAH
261 EAST 1200 SOUTH
OREM, UTAH 84058
COMM. EXP 9-1-2001

EXHIBIT "A"

Parcel A (East)

That Real Property owned by Thanksgiving Point, L.C. located between the Denver & Rio Grande Western Railroad and Interstate 15, located in Lehi, Utah County, State of Utah, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of a Frontage Road, 40.00 feet opposite Engineers Station 88+30.08, said point being located N89°58'00"W along the 1/4 Section line 140.24 feet from the East 1/4 Corner of Section 36, T4S, R1W, S.L.B.& M.; thence S41°44'00"E along said right-of-way 1,799.48 feet; thence S49°35'37"W 1,387.49 feet; thence S34°11'31"W 481.54; thence S0°44'30"E 667.32 feet; thence S57°47'29"E 130.97 feet to a rebar & cap (find); thence S0°11'28"W 90.21 feet to a fenceline; thence S89°10'40"W along said fenceline 41.53 feet to a concrete post at the Easterly right-of-way line of the Denver & Rio Grande Western Railroad; thence Northwesterly along the arc of a 7,850 foot radius non-tangent curve (radius bears: N48°11'45"E) 342.51 feet through a central angle of 2°30'00" (chord: N40°33'15"W 342.48 feet); thence N39°18'15"W along said Railroad 5,279.14 feet; thence N40°05'30"E along a fenceline 1,130.20 feet to the Southwesterly line of that Real Property described in Deed Book 3004 Page 743 of the Official Records of Utah County; thence S44°25'10"E along said property 469.96 feet to the Northwesterly line of that Real Property described in Deed Book 3621 Page 351 of the Official Records of Utah County: thence S39°28'50"W along said property 459.01 feet; thence S39°18'15"E 1,357.30 feet to a rebar & cap (found) at the 1/4 Section line; thence S89°58'00"E along the 1/4 Section line 1,993.62 feet to the point of beginning.

Said Parcel contains 176.92 acres and is more particularly shown on a Survey Plan dated 1/20/99 prepared by LEI Consulting Engineers, Spanish Fork, Utah.