

When Recorded Mail to:

JBW Investment Company LLC
P.O. Box 728
Provo, UT 84603

Quit-Claim Deed

Granite Development, Inc., a corporation organized and existing under the laws of the State of Utah with its principal office at 146 S. State, Lindon, County of Utah, state of Utah, GRANTOR, hereby CONVEY and WARRANT to JBW Investment Company LLC Grantee of Provo, Utah for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following described tract of land in Utah County, State of Utah:

Parcel 1:

Commencing South 867.67 feet and West 271.26 feet from the Northeast Corner of Section 33, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 70.19 feet; thence East 100 feet; thence South 136 feet; thence East 60 feet; thence South 4.42 chains; thence South 89 deg. 35' East 17.82 chains; thence North 5' West 4.99 chains; thence North 177.12 feet; thence West 1335.61 feet to the place of beginning.

Parcel 2:

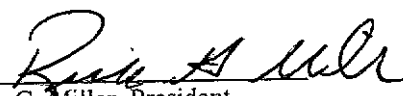
Commencing at the Northwest Corner of Section 34, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence West 4.06 chains; thence South 17' East 10.71 chains; thence West 6.8 feet; thence South 160.81 feet; thence East 1335.61 feet; thence North 843.9 feet; thence North 89 deg. 50' West 9.69 chains; thence North 5' West 6.81 feet; thence North 89 deg. 50' West 6.46 chains; thence North 8.45 feet to the place of beginning.

SUBJECT TO an easement for ingress and egress over the above described property, Parcel No. 2, to service that certain well being retained by Hansen's located in the Northeast corner of said property. TOGETHER with any and all water rights currently owned by the Grantors or appurtenant thereto. Subject to Easements and Restrictions of record.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22 day of May, 2000.

GRANITE DEVELOPMENT, INC.


Rick G. Miller, President

State of Utah

County of Utah ss.

On the 22 day of May, 2000 personally appeared before me Rick G. Miller who being by me duly sworn did say, each for himself, that he, the said Rick G. Miller is the president of Granite Development, Inc. And that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Rick G. Miller duly acknowledged to me that said corporation executed the same.

Iola Hill

Notary Public

Residing at: Utah County, Utah

My commission expires:

3/11/2001

