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ENT 41073:2006 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Apr 05 3:59 pm FEE 15.00 BY SB
RECORDED FOR OLD REPUBLIC TITLE COMPANY
ELECTRONICALLY RECORDED

RETURN TO: J-6 PROPERTIES-VI, LLC

*55 No 2006
LINDON UT
84042*

WARRANTY DEED

REED J. BANKS and DEE BANKS, grantor of MANTECA, CALIFORNIA hereby CONVEY AND WARRANT to J-6 PROPERTIES-VI, LLC, grantee of LINDON, County of UTAH, State of UTAH, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in UTAH, County, State of UTAH:

SERIAL NO. 24:007:0011:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 113.84 RODS; THENCE EAST 38 RODS; THENCE NORTH 30.84 RODS; THENCE EAST 81.34 RODS; THENCE NORTH 83 RODS; THENCE WEST 119.33 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING:

COMMENCING 648.95 FEET EAST AND SOUTH 1598.5 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 338 FEET; THENCE WEST 72 FEET; THENCE NORTHERLY 338 FEET, MORE OR LESS, TO A POINT 63 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 63 FEET TO THE POINT OF BEGINNING.

SERIAL NO. 24:007:0007:

COMMENCING 648.95 FEET EAST AND 83 RODS SOUTH FROM THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 535 FEET; THENCE SOUTH 237 FEET; THENCE WESTERLY 541 FEET, MORE OR LESS, TO POINT 229 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 229 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

COMMENCING 648.95 FEET EAST AND SOUTH 1598.5 FEET FROM NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 338 FEET; THENCE WEST 72 FEET; THENCE NORTHERLY 338 FEET, MORE OR LESS, TO A POINT 63 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 63 FEET TO THE POINT OF BEGINNING.

*TOGETHER WITH 40 ACRE FEET OF STRAWBERRY IRRIGATION WATER AND WELL/WATER RIGHTS AS FOLLOWS: 51-1472, 51-1295 AND A 1/2 INTEREST IN 51-1410.

PROPERTY ADDRESS:
VACANT LAND, UTAH COUNTY, UTAH

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 2006 AND THEREAFTER.

Dated: April 5, 2006

Approved and accepted by Grantee(s)

[Handwritten signatures]

Reed J Banks

REED J. BANKS

Dee Banks

DEE BANKS

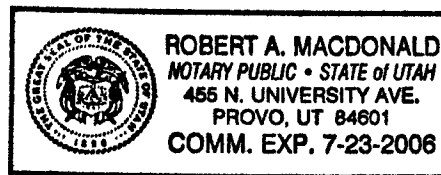
STATE OF UTAH)
) SS:
COUNTY OF UTAH)

On the 5th day of April, 2006, personally appeared before me REED J. BANKS and DEE BANKS, signer of the foregoing instrument who duly acknowledged to me that they executed the same.

Robert A. Macdonald

Notary Public

My Commission expires: 7/23/06
Residing In: PROVO, UTAH



File No.: 06020061