

When Recorded, mail to:

Sanh Ly and Huong T. Tran  
5892 S. Green Oaks Drive  
Salt Lake City, UT 84123

ENT 125416:2004 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Nov 04 3:10 pm FEE 15.00 BY LJ  
RECORDED FOR SECURITY TITLE OF SALT LAKE

Escrow No. 123417SMS

[PARCEL ID #21-012-0092 & 21-012-0091]

### *Special Warranty Deed*

**Tri-Valley Distributing, Inc.**, organized and existing under the laws of the State of Utah, with its principal office at 1690 South Highway 40, Heber City, County of Wasatch, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to **Sanh Ly and Huong T. Tran, husband and wife, as joint tenants**, GRANTEE, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2005, and thereafter.

WITNESS the hand of said GRANTOR, this 25<sup>th</sup> day of OCTOBER, A.D., 2004

**Tri-Valley Distributing, Inc.**

By: 

Name: D. Ray Strong

Its: Bankruptcy Examiner, with  
Expanded Powers under Case No.  
01-36562

STATE OF UTAH )

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COUNTY OF SALT LAKE )

On this 25 day of OCTOBER 2004 personally appeared before me D. Ray Strong, known to be the Bankruptcy Examiner, with Expanded Powers under Case No. 01-36562 of Tri-Valley Distributing, Inc., authorized agent for the corporation that executed the within and foregoing instrument and acknowledged the instrument to be the free and voluntary act and deed of the corporation, by authority of its bylaws or by resolutions of its Board of Directors, for the uses and purposes therein mentioned and on oath states that he was authorized to execute the instrument.

  
NOTARY PUBLIC

Residing at: SLC UT

Commission Expires: 8/29/06

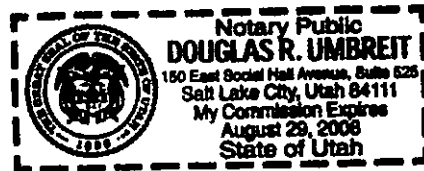


EXHIBIT "A"

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PARCEL 1:

Commencing North 654.27 feet and East 1904.56 feet from the Southwest Corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°0'00" West 95.72 feet; thence North 0°8'10" East 149.87 feet; thence North 34°20'7" West 7.97 feet; thence North 1°0'0" East 47.11 feet; thence North 89°55'0" East 102.6 feet; thence South 1°0'0" West 205.4 feet to the beginning. *21-012-0092*

PARCEL 2:

Commencing North 813.54 feet and East 1803.93 feet from the Southwest Corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 34°20'07" West 52.1 feet; thence South 88°44'31" West 30.13 feet; thence South 1°0'0" West 42.37 feet to the beginning. *21-012-0091*