

WHEN RECORDED, MAIL TO:
Winding River Associates
Three Gateway Center, 6 North
Pittsburgh, PA 15222

SOUTHERN UTAH TITLE
127-135

WARRANTY DEED

THIS WARRANTY DEED is made this 10th day of April, 1985, by WINDING RIVER PROPERTIES, INC., a Utah corporation, with its principal office at Three Gateway Center - 6th North, Pittsburgh, Pennsylvania 15222, hereinafter the "Grantor" to WINDING RIVER ASSOCIATES, a Utah limited partnership, hereinafter the "Grantee", with its principal office at Three Gateway Center - 6th North, Pittsburgh, Pennsylvania 15222.

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee the parcels of real property situated in Washington County, State of Utah, which are more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof:

SUBJECT TO:

1. 1985 real property taxes;
2. Covenants, conditions, restrictions, easements, rights-of-way, trust deeds, mortgages, and all other encumbrances of record as of the date hereof; and
3. The exceptions and exclusions set forth in Exhibit "A".

The officers of Grantor who sign this Deed hereby certify that this Deed and the transfer represented thereby were duly authorized by a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting of said Board of Directors duly held and attended by a quorum.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on its behalf the day and year first above written.

WINDING RIVER PROPERTIES, INC.
("Grantor")

By: [Signature]
Its: President

Jennie J. Fabec, Assistant Secretary

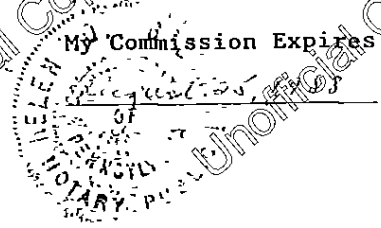
STATE OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

: ss. 284760

On the 10th day of April, 1985, personally appeared before me Gregory D. Curtis and Jennie J. Fabec, who being by me duly sworn did say, each for himself, that he, the said Gregory D. Curtis is the President and she the said Jennie J. Fabec is the Assistant Secretary of Winding River Properties, Inc. and that the within and foregoing instrument was signed on behalf of said Corporation by authority of a resolution of its Board of Directors or its Bylaws, and the said Gregory D. Curtis and Jennie J. Fabec each duly acknowledged to me that said Corporation executed the same.

Steven J. Redhart
NOTARY PUBLIC
Residing at: _____
Member, Pennsylvania Association of Notaries

My Commission Expires: _____



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EXHIBIT "A" 384760

This Exhibit "A," consisting of 7 pages, contains the specific descriptions of the parcels of real property that are referred to in the attached warranty deed from Winding River Properties, Inc., a Utah Corporation, to Winding River Associates, a Utah limited partnership, as being more particularly described in this Exhibit "A."

PARCEL #1. Beginning at the Southwest Corner of Section 14, Township 41 South, Range 14 West, SLB&M, and running thence South 89°23'46" East 602 feet; thence North 2°17'26" East 93.36 feet; thence North 21°19'04" East 220.06 feet; thence North 30°41'59" East 186.08 feet; thence North 47°36'09" East 155.72 feet; thence North 3°45'06" West 305.66 feet; thence North 21°15'02" West 96.57 feet; thence North 64°39'14" West 105.12 feet; thence North 4°45'49" West 60.21 feet; thence North 25°27'48" East 116.30 feet; thence North 3°34'35" West 80.16 feet; thence North 43°09'09" West 96.70 feet, to the North line of SW 1/4 SW 1/4 Section 14; thence North 89°23'46" West 683.04 feet, more or less, to the Northwest corner of said SW 1/4 SW 1/4; thence South 1320.0 feet more or less, to the point of beginning.

PARCEL #2. Sectional lots 7 and 8, Section 15, Township 41 South, Range 14 West SLB&M.

PARCEL #3. Sectional lots 1, 2, 3, 4, 5, 6, 7 and 8; the SW 1/4 of the SE 1/4; the SE 1/4 of the SW 1/4 of Section 22, Township 41 South, Range 14 West, SLB&M.

PARCEL #4. The NW 1/4 of the SW 1/4 of Section 23, Township 41 South, Range 14 West, SLB&M.

PARCEL #5. The N 1/2 NE 1/4; the SE 1/4 of the NE 1/4 of Section 27, Township 41 South, Range 14 West, SLB&M.

Less and Excepting from the above described parcels 4 and 5, those portions conveyed to the State Road Commission of Utah for road purposes and rights incidental thereto. (contains approximately 492 acres).

PARCEL #6. The SE 1/4 of the SW 1/4; the S 1/2 of the SE 1/4 of Section 27; also the E 1/2 of the NW 1/4; the NE 1/4 of the SW 1/4; the W 1/2 of the NW 1/4; the W 1/2 of the SW 1/4; the W 1/2 of the NE 1/4 of Section 34; all in Township 41 South, Range 14 West, SLB&M.

PARCEL #7. Sectional lot 2, and the S 1/2, NE 1/4 of Section 4, Township 42 South, Range 14 West, SLB&M.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND: Beginning at the Center of Section 4, Township 42 South, Range 14 West, SLB&M and running thence South $0^{\circ}23'32''$ East 330.77 feet along the Center section line to a point on the north line of State Highway No. 17; thence along the north line of State Highway No. 17 as follows: North $77^{\circ}46'$ East 372.41 feet to a State Right-of-way marker; thence North $80^{\circ}45'30''$ East 388.35 feet to a State Right-of-Way Marker; thence North $77^{\circ}48'15''$ East 189.40 feet; thence leaving said North line of Highway and running North $12^{\circ}11'45''$ West 50 feet; thence North $52^{\circ}00'$ East 162.22 feet to a point on the East-West Center Section line of said Section 4; thence North $89^{\circ}57'37''$ West 1051.92 feet along said Center Section line to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL OF LAND: Beginning at a point South $0^{\circ}23'32''$ East 2641.66 feet along the North-South Center Section line and South $89^{\circ}57'37''$ East 1051.92 feet along the East-West Center Section line from the North 1/4 corner of Section 4, Township 42 South, Range 14 West, SLB&M and running thence South $89^{\circ}57'37''$ East 294.29 feet; thence North $3^{\circ}08'$ West 27.18 feet; thence North $66^{\circ}09'35''$ East 217.10 feet; thence North $39^{\circ}47'$ East 340.81 feet; thence South $85^{\circ}12'$ West 314 feet; thence South $41^{\circ}49'30''$ West 290.63 feet; thence South $58^{\circ}30'15''$ West 171.61 feet; thence South $52^{\circ}00'$ West 71.60 feet to the point of beginning.

Further less and excepting those portions conveyed to the State Road Commission of Utah and to Washington County for Road purposes and rights incidental thereto.

PARCEL #8. Beginning at the Southwest Corner of the SW 1/4 of Section 2, Township 41 South, Range 13 West, SLB&M and running thence North $80^{\circ}10'$ East 378 feet; thence North $26^{\circ}10'$ West 180 feet; thence North $70^{\circ}31'$ East 243 feet; thence North $48^{\circ}50'$ East 210 feet; thence North $69^{\circ}30'$ East 637 feet; thence North $35^{\circ}45'$ West 804.40 feet; thence West 850 feet; thence South 1320 feet to the point of beginning.

PARCEL #9. Beginning at a point North 1320 feet and East 606 feet from the Southwest Corner of Section 2, Township 41 South, Range 13 West, SLB&M and running North 3° West 471 feet; thence North $15^{\circ}30'$ West 338 feet; thence North 1° East 84 feet; thence North 80° East 264 feet; thence South 19° West 207 feet; thence South 13° East 750 feet; thence West 244 feet to the point of beginning.

PARCEL #10. The SW 1/4; The S 1/2 of the SE 1/4; the NW 1/4 of the SE 1/4; the SW 1/4 of the NE 1/4; the S 1/2 of the NW 1/4; PLUS: A parcel of land beginning at a point North 1320 feet from the Southeast Section Corner, and running thence West 1320 feet; thence North 1320 feet; thence South $50^{\circ}57'$ East 1830 feet; thence South $31^{\circ}30'$ East 122 feet; thence South $70^{\circ}40'$ East 129 feet; thence West 287 feet to the point of beginning, all in Section 3, Township 41 South, Range 13 West, SLB&M.

PARCEL #11. The W 1/4 of the E 1/2 of the SW 1/4; the SE 1/4; the E 1/2 of the NW 1/4; the W 1/2 of the NE 1/4; the NE 1/4 of the SW 1/4; the W 1/2 of the W 1/2; all in Section 10, Township 41 South, Range 13 West, SLB&M.

PARCEL #12. The W 1/2 of the SW 1/4; plus, beginning at the Southwest corner of the SW 1/4 of the NW 1/4 and running thence East 1320 feet; thence North 220 feet; thence North 45°40' West 173.80 feet; thence North 17°58' West 106.5 feet; thence West 1154 feet; thence South 471.5 feet to the point of beginning, all in Section 11, Township 41 South, Range 13 West, SLB&M.

PARCEL #13. The NW 1/4 of the NW 1/4; the SW 1/4 of the NW 1/4; NW 1/4 of the SW 1/4; Section 14, Township 41 South, Range 13 West, SLB&M.

PARCEL #14. The SE 1/4 of the SW 1/4; NE 1/4; NW 1/4 of the SE 1/4; NE 1/4 of the SE 1/4; W 1/2 of the SW 1/4 of the SE 1/4; all in Section 15, Township 41 South, Range 13 West, SLB&M.

PARCEL #15. The SE 1/4 of the SW 1/4; the NW 1/4 of the NE 1/4; the SW 1/4 of the NE 1/4; Sectional lots 1, 4, 7 and 10; all in Section 22, Township 41 South, Range 13 West, SLB&M.

PARCEL #16. Beginning at a point North 0°23'43" East 298.67 feet from the Northwest corner of Lot 4, Section 31, Township 41 South, Range 13 West, SLB&M, and running thence South 0°23'43" West 1617.39 feet to the West 1/4 corner of said Section 31; thence South 89°49'35" East 3458.11 feet to the Center of said Section 31; thence South 0°08'43" East 2121.12 feet along the Center Section line to a point on the North Right-of-way line of State Highway No. 17. said point being North 0°08'43" West 517.96 feet from the South 1/4 corner of said Section 31; thence North 73°55'55" East 862.48 feet along the said North line of highway; thence North 16°04'05" West 600 feet to a point of a 572.93 foot radius curve to the left; thence Northwesterly 384.85 feet along the arc of said curve; thence North 54°33'16" West 313.13 feet to a point of a 389.08 foot radius curve to the right; thence Northwesterly 369.48 feet along the arc of said curve; thence North 0°08'43" West 2634.19 feet; thence South 89°46'19" East 168.68 feet; thence North 0°05'47" East 1818.90 feet to a point on the 1/16 line; thence North 89°46'58" West 200.78 feet along the 1/16 line to the Southeast corner of Lot 7 of Section 30, Township 41 South, Range 13 West, SLB&M; thence North 0°05'47" East 177.71 feet along the east line of said Lot 7 to a point which is South 0°05'47" West 1141.19 feet from the Northeast Corner of said Lot 7; thence North 84°20'02" West 1419.17 feet; thence South 55°58'49" West 880.14 feet; thence South 45°08'03" West 302.58 feet; thence South 24°47'31" West 176.14 feet; thence South 22°06'28" West 1185.18 feet; thence South 32°10'55" West 802.57 feet; thence West 135.23 feet to the point of beginning.

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LESS AND EXCEPTING; Beginning at a point North 89°59'07" West along the Section line 750.00 feet from the South 1/4 corner of Section 30, Township 41 South, Range 13 West, SLB&M, thence North 89°59'07" West along the Section line 350.00 feet, thence North 0°00'53" East 250.00 feet, thence South 89°59'07" East 350.00 feet, thence South 0°00'53" West 250.00 feet to the point of beginning.

Containing a Total of 307.35 Acres, more or less.

Subject to and together with a 60 foot Right-of-way being 30 feet on each side of the following described centerline: Beginning at a point North 0°08'43" West 517.96 feet along the center Section line and North 73°55'55" East 872.48 feet along the North line of State Highway U-17 from the South 1/4 Corner of Section 31, Township 41 South, Range 13 West, SLB&M and running thence North 16°04'05" West 600 feet to a point of tangency of a 582.93 foot radius curve to the left; thence Northwesterly 391.56 feet along the arc of said curve; thence North 54°33'16" West 313.13 feet to a point of a 379.08 foot radius curve to the right, thence Northwesterly 359.98 feet along the arc of said curve; thence North 0°08'43" West 2634.19 feet, thence South 89°46'19" East 168.68 feet.

Also together with a 60 foot Easement to an existing well being 30 feet on each side of the following described centerline:

Beginning at a point North 0°08'43" West 110.30 feet and East 30 feet from the Southwest Corner of the NE 1/4 of said Section 31, and running thence East 873.22 feet.

Subject to a Right-of-Way described as follows:

Beginning at the Northwest Corner of Lot 4, Section 31, Township 41 South, Range 13 West, SLB&M and running thence South 0°23'43" West 1318.72 feet; thence East 84.00 feet; thence North 0°23'43" East 1617.39 feet; thence West 84.00 feet; thence South 0°23'43" West 298.67 feet to the point of beginning.

Also subject to a 60.00 foot Right-of-way being 30.00 feet on each side of the following described centerline:

Beginning at a point North 0°08'43" West 517.96 feet along the 1/4 Section line and North 73°55'55" East 625.00 feet along the North line of State Highway No. 17 from the South 1/4 corner of Section 31, Township 41 South, Range 13 West, SLB&M land running thence North 25°59'52" West 1159.52 feet to a point of tangency with a 653.56 foot radius curve to the right; thence along the arc of said curve 294.89 feet; thence North 0°08'43" West 651.12 feet to a point 30.00 feet North and 30.00 feet East of the Center of Said Section 31; thence North 89°49'35" West 3484.11 feet to a point on the West Section line of said Section 31, 30.00 feet North of the West 1/4 Corner of said Section 31.

PARCEL #17. Beginning at the South 1/4 corner of Section 31, Township 41 South, Range 13 West, SLB&M and running thence North 410.2 feet to Highway U-17; thence North 73°38' East along said highway right-of-way line 185.2 feet; thence South 100 feet; thence Northeasterly following a line parallel to and 100 feet equidistance from the Southerly right-of-way of said highway, 2500 feet, more or less, to the east line of said Section 31; thence South 698.7 feet to the Southeast corner of said Section 31; thence West along the South line of said Section 31, 2640.0 feet to the point of beginning. ALSO that portion of the South West 1/4 of said Section 31 lying southerly of the south right of way of State Highway No. 17.

PARCEL #18. The following lands in Section 6, Township 42 South, Range 13 West, SLB&M, All of Sectional lots 2, 3, 4, 5, 6, 11, and 12 of said Section 6, South of the Southerly right of way of State Highway No. 17.

PLUS, Beginning at the Northeast corner of the SW 1/4 NE 1/4 said Section 6, and running thence South 0°23' East 218 feet; thence North 80°01' West 977 feet; thence South 30°53' West 1412 feet; thence South 6°47' West 2240 feet to the top of ledge; thence Southerly along ledge 623 feet to the South boundary of said Section 6; thence West 2017 feet to the Southwest corner of Lot 13; thence North 3960 feet; thence East 3960 feet to the point of beginning.

Less and Excepting, Beginning at a point North 15°51'40" West 1982.51 feet, more or less, from the South 1/4 corner of said Section 6, thence West 100 feet; thence North 100 feet; thence East 100 feet; thence South 100 feet to the point of beginning.

PARCEL #19. Sectional lots 2, 3, 4, 5, 8, and 9, Section 7, Township 42 South, Range 13 West, SLB&M.

Less and Excepting, Beginning at a point South 0°03'46" West 1396 feet from the Northwest Corner of said Section 7, and running thence South 89°56'14" East 1400 feet; thence South 0°03'46" West 1617 feet; thence North 89°56'14" West 1400 feet; thence North 0°03'46" East 1617 feet to the point of beginning.

PARCEL #20. The following land in Section 18, Township 42 South, Range 13 West, SLB&M Beginning at the Northeast Corner of Lot 2, said Section 18, and running thence South 5295.07 feet to the South line of said Section 18; thence West 1840.24 feet; thence North 352.39 feet; thence East 330 feet; thence North 660 feet; thence East 330 feet; thence North 660 feet; thence East 330 feet; thence North 2640 feet; thence West 660 feet; thence North 982.78 feet; thence East 1481.23 feet to the point of beginning.

PARCEL #21. The following lands in Section 1, Township 42 South, Range 14 West, SLB&M: All of Sectional lots 6, 7, 8, 9, 10, and 11; the SW 1/4 of the NE 1/4; the SE 1/4 of the NE 1/4; the NE 1/4 of the SE 1/4; the NW 1/4 of the SE 1/4; that portion of lots 1, 2, and 5, lying Southerly of State Highway U-17.

Less and excepting, Beginning at a point 300 feet South of the Northeast Corner of Lot 1, said Section 1, which is the point of intersection of the East boundary line of said Lot 1 and the Southerly right-of-way of Highway U-17, and running thence South along the East boundary line of said lot 1, a distance of 200 feet; thence South 73°38' West parallel to the Southerly line of said Highway U-17 a distance of 435.6 feet; thence North 200 feet, more or less to the Southerly line of said highway; thence North 73°38' East along said Southerly line of said highway a distance of 435.6 feet to the point of beginning.

PARCEL #22. The following lands in Section 2, Township 42 South, Range 14 West, SLB&M. All of that portion of Sectional lots 9, 11, 12, 13, 14, 15, and 16; the E 1/2 of the SE 1/4; the SW 1/4 of the SE 1/4; the NW 1/4 of the SE 1/4 lying Southerly of State Highway U-17, said Section 2.

PARCEL #23. The SE 1/4 of the SE 1/4 of Section 10, Township 42 South, Range 14 West, SLB&M.

Parcel #24. The NW 1/4 of the SE 1/4 of Section 15, Township 42 South, Range 14 West, SLB&M.

PARCEL #25. The following lands in Section 11, Township 42 South, Range 14 West, SLB&M. The S 1/2 of the SW 1/4; the NW 1/4 of the SE 1/4; the NE 1/4 of the SE 1/4; the N 1/2 of the NE 1/4 of the NE 1/4; the SE 1/4 of the SE 1/4;

PLUS: Beginning at a point 40 rods South of the Northeast Corner of said Section 11, and running thence West 60 rods; thence South 40 rods; thence East 60 rods; thence North 40 rods to the point of beginning.

PLUS: The SE 1/4 of the NE 1/4 of said Section 11, EXCEPT: Beginning at the Northwest Corner of the SE 1/4 of the NE 1/4 and running East 7.071 chains; thence South 7.071 chains; thence West 7.071 chains; thence North 7.071 chains to the point of beginning.

PARCEL #26. All of Section 12, Township 42 South, Range 14 West, SLB&M,

LESS AND EXCEPT: The N 1/2 of the SE 1/4 of the NE 1/4; the N 1/2 of the SE 1/4 of the SE 1/4 of the NE 1/4.

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PARCEL #27. Beginning at the Northeast Corner of Section 13, Township 42 South, Range 14 West, SLB&M and running thence North 89°43' West 7.45 feet; thence South 321.49 feet; thence West 1320 feet; thence South 660 feet; thence West 660 feet; thence South 1320 feet; thence West 1320 feet; thence North 1320 feet; thence West 660 feet; thence North 330 feet; thence West 1289.65 feet to the West boundary line of said section 13; thence Northerly along said Section line 667.67 feet, more or less, to the Northwest Corner of said Section 13; thence Easterly along North boundary of said Section 13, 5286.6 feet more or less to the point of beginning.

LESS and EXCEPTING: Beginning at a point South 63°51'04" West 2214.05 feet from the Northeast Corner of said Section 13, and running thence West 660.20 feet; thence South 0°04'23" West 1320 feet; thence East 661.88 feet; thence North 1320 feet to the point of beginning.

PARCEL #28. The North 20.2 acres of the NE 1/4 of the NE 1/4 of Section 14, Township 42 South, Range 14 West, SLB&M.