

WHEN RECORDED RETURN TO:
Greater Salt Lake Business District
2595 East 3300 South
Salt Lake City, Utah 84109

ENT 131109 BK 4901 PG 889
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Dec 16 1:54 pm FEE 14.00 BY JU
RECORDED FOR EMPIRE LAND TITLE COMPANY

QUIT-CLAIM DEED

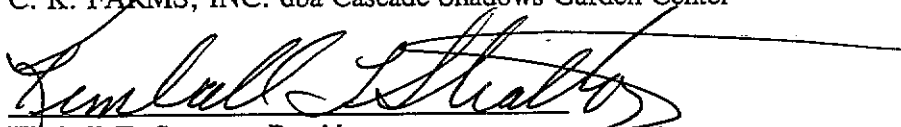
C.K. Farms, Inc. dba Cascade Shadows Garden Center, grantor, of 383 South 500 East, American Fork, Utah 84003, hereby **QUIT-CLAIMS** to C. K. Farms, Inc., a Utah corporation, grantee, of 383 South 500 East, American Fork, Utah 84003, for the sum of ONE AND NO/100 DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

See Exhibit "A" which is attached hereto and made a part hereof by this reference.

WITNESS the hand of said grantor, October 31, 1998.

C. K. FARMS, INC. dba Cascade Shadows Garden Center

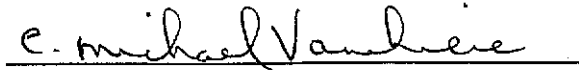
By:

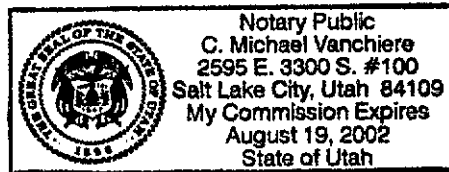

Kimball T. Stratton, President

CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
County of Utah)

On October 31, 1998, personally appeared before me Kimball T. Stratton who being by me duly sworn, did say that he is the President of C. K. Farms, Inc. dba Cascade Shadows Garden Center, a Utah corporation, and that the foregoing, attached instrument was signed and acknowledged in behalf of the corporation by authority of a resolution of its board of directors, and the said Kimball T. Stratton acknowledged to me that the corporation executed the same.


NOTARY PUBLIC



SBA 504 LOAN NO. CDC 230 566 4005 UT

EXHIBIT A

PARCEL 1

Beginning at a fence corner, said point being South $89^{\circ}38'23''$ East 2524.75 feet along the Quarter Section line and North 18.86 feet from the West Quarter corner of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North $0^{\circ}50'11''$ East 196.71 feet along a fence line; thence East 114.59 feet along the north line of the lands of Crooks as described in an instrument recorded October 6, 1977, in book 1589, page 89, entry no. 33456, official records, and its Westerly prolongation; thence South $45^{\circ}00'00''$ East 128.04 feet along said line; thence South $83^{\circ}05'07''$ East 448.74 feet along said line and its Easterly prolongation, thence South $6^{\circ}54'45''$ East 107.28 feet along a fence line; thence South $2^{\circ}16'18''$ East 106.57 feet along a fence line to a found rebar at the Northwest corner of the lands of JH of Utah, L.L.C., as described by a deed recorded May 15, 1998, in book 4636, page 880, entry no. 48908, official records; thence South $0^{\circ}48'16''$ West 442.14 feet along the West line of said lands to a found rebar; thence South $0^{\circ}06'16''$ East 261.21 feet along said line; thence North $89^{\circ}39'43''$ West 540.33 feet along the Northerly line of the lands of SAVAGE INDUSTRIES INCORPORATED as described by a deed recorded December 16, 1987, in book 2476, page 578, entry no. 45253, official records, and its Easterly and Westerly prolongations; thence North $0^{\circ}27'03''$ East 858.35 feet along a fence line; thence North $88^{\circ}50'18''$ West 131.34 feet along a fence line to the point of beginning.

PARCEL 2

Commencing at a point which is 225.00 feet North $89^{\circ}02'$ West and 4.00 feet North from the Northeast corner of the Southwest Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South $0^{\circ}44'14''$ West 200.00 feet; thence South $89^{\circ}02'$ East 225.00 feet to a fence line; thence South $0^{\circ}44'14''$ West 132.61 feet along a fence line; thence North $89^{\circ}59'33''$ West 724.15 feet to the East line of 500 East Street, American Fork, Utah; thence North $1^{\circ}01'14''$ East 344.71 feet along said East line to a fence line; thence South $89^{\circ}02'$ East 497.34 feet to the point of beginning.

Except therefrom the West 5 feet more or less pursuant to the Final Order of Condemnation, in favor of the State Road Commission, recorded as Entry No. 5569, in Book 969, at Page 71, Utah County Recorder's Office.

PARCEL 3

Commencing at a point which is 4.00 feet North of the Northeast corner of the Southwest Quarter of Section 24, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South $0^{\circ}44'14''$ West along a fence line 200.00 feet; thence North $89^{\circ}02'$ West 225.00 feet to a fence line; thence North $0^{\circ}44'14''$ East 200.00 feet to a fence line; thence South $89^{\circ}02'$ East 225.00 feet along a fence line to the point of beginning.