

<p>Recorded at the Request of and Return Documents To:</p> <p>Bill W. Russell P.O. Box 4848 Victoria, TX 77903</p> <p>Mail Tax Notice to:</p> <p>Thomas Petroleum, LLC 9701 US Highway 59 No. Victoria, TX 77905</p>	<p>Ent 1011174 Bk 1600 Pg 237 Date: 20-Nov-2009 02:56 PM Fee \$16.00 Cache County, UT Michael Gleed, Rec. - Filed By SP For BILL W RUSSELL PC</p> <p>Space above for County Recorder's use</p>
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Parcel No. 311-4844893

WARRANTY DEED
(UT-O-01)

Haycock Petroleum Company, successor by merger to Jardine Petroleum Co., also known as Jardine Petroleum Co. Corp., a Nevada corporation ("Grantor") hereby SELLS, CONVEYS AND WARRANTS to Thomas Petroleum, LLC, a Texas limited liability company ("Grantee") for the sum of Ten and No/100 Dollars and other good and valuable consideration, all of its right, title, and interest in and to the following described tract of land located at 1070 West 200 North, Logan, Cache County, State of Utah, which tract of land is more particularly described on Exhibit A attached hereto and made a part hereof (the "Land"), together with all of the Grantor's right, title and interest in and to (a) all buildings, structures, fixtures and other improvements, located upon the Land, (b) all easements, tenements, hereditaments, privileges and appurtenances in any way belonging to the Land or the improvements located on the Land, (c) any land lying in the bed of any highway, street, road, avenue or access way, open or proposed, in front of or abutting or adjoining any of the Land or the improvements located on the Land, (d) the use of all strips and rights of way, if any, abutting, adjacent, contiguous to or adjoining any of the Land or the improvements located on the Land, and (e) all other rights and appurtenances belonging or in any way pertaining thereto including, without limitation, all water, wastewater and other utility rights and capacities (collectively, the "Property").

A portion of the consideration hereinabove recited has been paid to Grantor in cash by Wells Fargo Bank, National Association, in its capacity as Administrative Agent for a group of lenders (hereinafter collectively called the "Mortgagee") pursuant to that certain Credit Agreement dated July 18, 2007, by and among Mortgagee, Grantee and others (the "Credit Agreement"). The indebtedness evidenced by the Credit Agreement is secured by a vendor's lien against the Property retained in favor of Mortgagee in this deed. The consideration is paid to Grantor at the special instance and request and on behalf of Grantee, and upon the express promise of Grantee to pay to the Mortgagee the notes and other obligations described in the Credit Agreement. The vendor's lien against and superior title to the Property are retained until each note described in the Credit Agreement is paid according to its terms, at which time this deed will become absolute.

TO HAVE AND TO HOLD the Property unto the Grantee and Grantee's successors and assigns forever. And Grantor does hereby covenant to Grantee that it is the owner in fee simple

of the Property and that the Property is free from all encumbrances, except for those exceptions described on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions") and Grantor's conveyance of said Property is, and Grantee takes said Property, subject to the aforementioned Permitted Exceptions. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Permitted Exceptions.

WITNESS the hand of said Grantor, this 30TH day of Sept, 2009.

HAYCOCK PETROLEUM COMPANY,
successor by merger to Jardine Petroleum
Co.

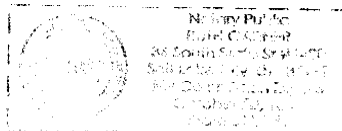
By: [Signature]
Stephen L. Moore, President

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30th day of Sept., 2009, by Stephen L. Moore in his capacity as the President of Haycock Petroleum Company, a Nevada corporation, on behalf of said corporation.

[Signature]
Notary Public

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AFTER RECORDING Please
Return to:
Bill Russell
P.O. Box 4848
Victoria Tx 77903

Ent 1011174 Bk 1600 Pg 238

EXHIBIT A

Legal description of Property

Property located in Cache County, Utah, described as follows:

A parcel of ground located in the Southeast Quarter of Section 32, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows:

Commencing at the Northeast corner of Parcel 05-064-0026 being at the intersection of the West line of Lot 6, Block 26, Plat "E" of the Logan Farm Survey (being North 00° 18' 00" East 656.82 feet from the Wayne Crow Rebar found at the Southwest corner of said block) and the South right of way line of 200 North Street or State Highway 30 at a point South 88° 42' 55" East from a state right of way marker; Thence running South 88° 42' 55" East along said right of way line 396.06 feet (398.30 feet by record) to the true point of beginning, said point being located North 00° 18' 00" East (North by record of Parcel 05-064-0018 & North 00° 04' 16" East by record of Parcel 05-064-0025) 3.94 feet of a rebar with a Wayne Crow Cap set for a property survey done for said 0025 Parcel, said property survey was used in a quiet title judgment court decree found in the Cache County Recorder's Office under Entry #953893; and thence continuing South 88° 42' 55" East (East by record) along said right of way line 305.57 feet (312.26 feet by record of Parcel 05-064-0018) to a point located North 88° 42' 55" West 642.24 feet from the East line of said Block 6 and also located North 88° 42' 55" West 1,493.69 feet from a state right of way marker; Thence South 01° 04' 38" West 433.77 feet (South 432.03 feet by record of Parcel 0018) to a point located North 218.97 feet from the South line of said Lot 6, said point being the North line of the LW Miller property under Parcel Number 05-064-0021; Thence North 89° 02' 43" West (West by record) 299.66 feet (307.69 feet by record of Parcel 0018 & 300.12 feet by record of parcel 0021) to a point located East 396 feet perpendicularly to the West line of said Lot 6; Thence running North 00° 18' 00" East (North by record of Parcels 05-064-0018 & 0031 and North 00° 04' 16" East by record of Parcel 05-064-0025) parallel to and 396 feet distant from the West line of said Lot 6 a distance of 435.56 feet (432.0 feet by record) to the point of beginning, containing 131,528 square feet or 3.02 acres, more or less.

Ent 1011174 Bk 1600 Pg 239

Exhibit B**Permitted Exceptions**

1. Standby fees, taxes, and assessments by any taxing authority for the year 2009 and subsequent years, but only to the extent the same are not yet due and payable.
2. City of Logan, State of Utah, Certificate of Decision, according to the terms, conditions, and restrictions contained therein, recorded November 9, 2006, as Entry No. 930358, in Book 1435, Page 131, of Official Records.
3. A right-of-way easement for communication facilities and incidental purposes as created in favor of Mountain States Telephone and Telegraph Company and/or Qwest Communications recorded April 24, 1919 as Entry No. 84891, in Book Misc. 8, Page 346, of Official Records. (Affects part of subject property)
4. Possible irrigation ditches along the State Highway as permission was granted in Deed to State Road Commission of Utah, recorded August 16, 1937, as Entry No. 169416, in Book 73, Page 47, and recorded November 10, 1937, as Entry No. 170380, in Book 73, Page 216, of Official Records, to relocate outside the right of way, all irrigation ditches existing within the limits of said right of way.
5. Subject to a 4 inch flowing water well and an easement to said well, as shown in that certain Warranty Deed recorded July 25, 1978, as Entry No. 415312, in Book 234, Page 691, and various other Deeds of Record.
6. Unpatented mining claims; and reservations or exceptions in patents or in Acts authorizing the issuance thereof.

Ent 1011174 Bk 1600 Pg 240