

WHEN RECORDED, MAIL TO:

Ervin R. Holmes, Esq.
Stoel Rives LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111-4904

WARRANTY DEED

BURBS, L.L.C., a Utah limited liability company, Grantor, having a mailing address c/o Burbidge Concrete Pumping, Inc., 911 South Rio Grande, Salt Lake City, Utah 84101, hereby CONVEYS AND WARRANTS to GENEVA ROCK PRODUCTS, INC., a Utah corporation, Grantee, having a mailing address of P.O. Box 538, Orem, Utah 84059, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described real property in Summit County, State of Utah:

Beginning at a point North 89°52'38" West 2659.48 feet along section line and North 2659.52 feet from the southeast corner of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian, said point also being an existing fence corner; thence along the fence line the following two courses: 1) South 89°14'00" East 564.67 feet; thence 2) South 89°36'36" East 18.53 feet; thence South 43°58'30" East 36.12; thence South 46°01'30" West 548.36 feet; thence North 27°16'02" West 466.24 feet to the point of beginning.

SUBJECT TO:

- (a) Real property taxes for the year 2000.
- (b) The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded December 27, 1993 as Entry No. 394571, in Book 776, at Page 217 of the official records of Summit County, State of Utah.
- (c) Said land is included within the boundaries of Weber Basin Water Conservancy District and is subject to charges and assessments made thereby after the date hereof.
- (d) Said land is included within the boundaries of the Summit County Service District #1 and is subject to charges and assessments made thereby after the date hereof.

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(e) Said land is included within the boundaries of Snyderville Basin Sewer Improvement District and is subject to charges and assessments made thereby after the date hereof.

(f) Said land is included within the boundaries of Snyderville Basin Special Recreation District and is subject to charges and assessments made thereby after the date hereof.

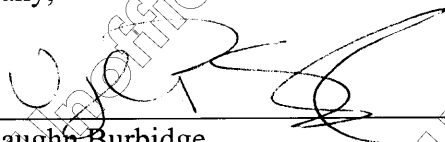
(g) Reservations contained in that certain Patent, executed by The United States of America and recorded May 19, 1897 in Book I, at Page 533 of the official records of Summit County, State of Utah.

(h) Mineral reservations and other provisions held in favor of The Union Pacific Railroad Company, recorded November 16, 1911 as Entry No. 21551, in Book J of Warranty Deeds, at Page 484 of the official records of Summit County, State of Utah.

(i) Any matters disclosed by that certain survey prepared by Alliance Engineering, certified April 25, 2000 by John Demkowicz, a registered land surveyor holding License No. 163931: A 36" corrugated culvert pipe running North to South through the Western portion of said property.

WITNESS the hand of said Grantor as of the 10th day of May, 2000.

BURBS, L.L.C., a Utah limited liability company,

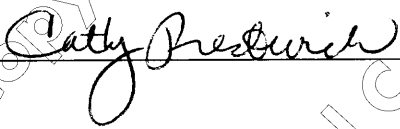
By 
Vaughn Burbidge
Managing Member

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

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On May 10th, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared VAUGHN BURBIDGE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as a Managing Member, on behalf of BURBS, L.L.C., the limited liability company therein named, and acknowledged to me that such limited liability company executed the within instrument.

WITNESS my hand and official seal.

Signature 
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