

WHEN RECORDED MAIL TO:
Richard D. Burbidge
139 East South Temple, Suite 2001
Salt Lake City, Utah 84111

(Space Above for Recorder's Use)

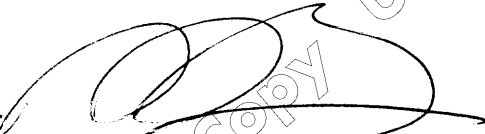
SPECIAL WARRANTY DEED

BVD, L.L.C., a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under them, but not otherwise, to BURBS, L.L.C., a Utah limited liability company, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Summit County, State of Utah, to wit:

See Exhibit "A" attached hereto

WITNESSETH the hand of said grantor, this 5th day of June, 2000.


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

By: 
Its: Managing Member

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

00567664 Bk01322 Pg01563-01564
ALAN SPRIGGS, SUMMIT CO RECORDER
2000 JUN 19 16:06 PM FEE \$12.00 BY DMG
REQUEST: EQUITY TITLE

On the 5th day of June, 2000, personally appeared before me Richard D. Burbidge, who signed the above instrument on behalf of BVD, L.L.C. in accordance with the Articles of Organization of said Limited Liability Company, and Richard D. Burbidge duly acknowledged to me that he executed the same on behalf of said Limited Liability Company.


NOTARY PUBLIC
Residing at Salt Lake City, Utah

My Commission Expires:
11/15/2001

dn/burbidgebros/0613swd-burbs

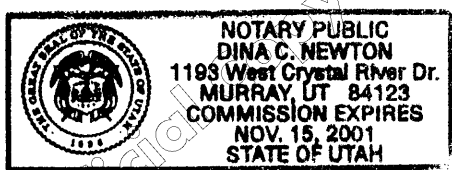


EXHIBIT "A"

Beginning at a point North 89°52'38" West 1249.19 feet along section line and North 1407.77 feet from the southeast corner of Section 35, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 43°58'30" West 353.64 feet to a point on a 430.00 foot radius curve to the left, whose radius point bears North 43°58'35" West, said point also being on the easterly right-of-way line of a Summit County right-of-way (Atkinson Road), thence northwesterly along the arc of said curve and said right-of-way line 138.25 feet thru a central angle of 18°25'16"; thence North 46°01'30" East 23.41 feet; thence South 43°57'38" East 192.76 feet; thence South 02°55'56" East 242.51 feet to the point of beginning, as recorded in the records of the Summit county Recorder, Summit County, Utah.

Description contains 0.993 acres.