

WHEN RECORDED MAIL TO:
The Law Offices of Neil Harris LLC
Neil Harris, J.D., M.B.A.
PO Box 1636
Provo, UT 84604

00709869 BK1644 PG00962-00963
ALAN SPRIGGS, SUMMIT CO RECORDER
2004 SEP 03 16:51 PM FEE \$12.00 BY GGB
REQUEST: LAW OFFICE OF NEIL HARRIS LLC

SPECIAL WARRANTY DEED

Wilford J. Harris Sr., and Joy K. Harris
Grantor(s) of 405 South 4450 North, Provo, Utah 84064, County of Utah, State of Utah

hereby CONVEY AND WARRANT to:
Park City Auto Center, Inc.

Grantee(s), of: P.O. Box 980326 Park City Summit County Utah 84098
Street Address City County State/Zip

for the sum of Ten Dollars and Other Good and Valuable Considerations the following
described tract of land in Summit County, State of Utah:

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT AS CONVEYED BY THAT CERTAIN DEED DATED JANUARY 5, 1973 AND RECORDED AS INSTRUMENT NUMBER 118532 IN BOOK M-44 AT PAGES 496-498 IN THE OFFICIAL RECORDED OF THE SUMMIT COUNTY RECORDER AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SAGD LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 119.59 FEET NORTH AND 2162.21 FEET WEST FROM MARKED STONE MOUMENTING THE SOUTHEAST CORNER OF SAID SECTION 35 (BASIS OF BEARING IS NAD 1927 STATE PLAN GRID NORTH) AND RUNNING THENCE NORTH 44 DEG. 32'59" WEST 451.95 FEET; THENCE NORTH 45 DEG. 56'44" EAST 270.18 FEET TO THE MOST WESTERLY FENCE CORNER OF UTAH POWERS SUBSTATION; THENCE SOUTH 44 DEG. 05'27" EAST 452.75 FEET ALONG SAID FENCE TO THE MOST SOUTHERLY FENCE CORNER OF SAID SUBSTATION; THENCE SOUTH 46 DEG. 07'14" WEST 255.56 FEET ALONG A FENCE LINE PROJECTED TO THE POINT OF BEGINNING.

RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR PRINTING UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

12
12.00

The Real Property of its address is commonly known as APPROX.: 4115 Atkinson Ave,
Park City, UT 84061.

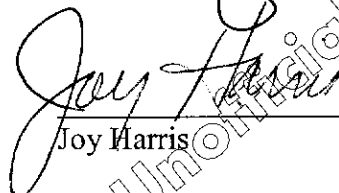
Tax ID Number: A portion of SS-65-1

RESERVING UNTO GRANTOR an easement over and across the above described
parcel of land for any and all powerline facilities, both above and below the ground, existing on
the property at the time of conveyance and access thereto.

Attest:



Wilford J. Harris Sr.

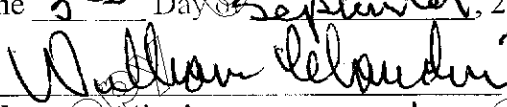


Joy Harris

STATE OF UTAH)

COUNTY OF Utah) ss

Subscribed and Sworn to Before Me on
the 3rd Day of September, 2004.



Notary Public
Residing in Driggs, ut Utah

Commission Expires March 8, 2007.

