

T-40393
RECORDING AND TAX NOTICE TO:

Geoffrey C. Cockrell
Wildman, Harrold, Allen & Dixon LP
225 West Wacker Drive, Suite 3000
Chicago, Illinois 60606

Ent 887471 Blk 1347 Pg 1565
Date 11-Apr-2005 3:56PM Fee \$13.00
Michael Gleed, Rec. - Filed By CH
Cache County, UT
For HICKMAN LAND TITLE COMPANY

WARRANTY DEED

MONTE CRISTO ESTATES I LLC, GRANTOR, OF THE STATE OF UTAH, DOES HEREBY CONVEY AND WARRANT TO:

TONAQUINT, INC.

AS GRANTEE, OF THE STATE OF UTAH, FOR THE SUM OF TEN DOLLARS (\$10.00) AND OTHER ADEQUATE CONSIDERATION PURSUANT TO A 1031 EXCHANGE, THE FOLLOWING TRACT OF LAND IN CACHE COUNTY, STATE OF UTAH, DESCRIBED ON EXHIBIT A ATTACHED HERETO:

See Attached Exhibit A

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, TOGETHER WITH ANY AND ALL WATER RIGHTS OR MINERAL RIGHTS APPURtenant THERETO.

THIS DEED EXECUTED BY THE UNDERSIGNED IN ACCORDANCE WITH THE OPERATING AGREEMENT OR RESOLUTION OF THE ENTITY STATED HEREIN AND IN ACCORDANCE WITH THE POWERS GRANTED TO THE SIGNER.

THE GRANTOR HAS CAUSED ITS SEAL TO BE AFFIXED TO THIS DEED ON THIS THE 4 DAY OF April, 2005.

MONTE CRISTO ESTATES I LLC

By: S.B. FERRIN ENTERPRISES, LLC,
as Manager

By: _____
Brent A. Ferrin, Manager

STATE OF UTAH)
COUNTY OF WEBER)
):ss.
)

On the 4 day of April, 2005, personally appeared before me Brent A. Ferrin, who being by me duly sworn did say that he is the manager of Monte Cristo Estates I LLC, and that he executed the foregoing instrument on behalf of said limited liability company, being authorized and empowered to do so by its operating agreement, and he did duly acknowledge before me that such limited liability company executed the same for the uses and purposes stated therein.

Sydney O. Michau

Notary Public



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Exhibit A**Legal Description of Property**

All of Section 16, Township 9 North, Range 4 East of the Salt Lake Base and Meridian. Less the Northeast Quarter of the Northeast Quarter of said Section.

Less and Excepting therefrom all those certain oil, gas and mineral rights as previously reserved in Patents recorded in Book 58, Page 421, Book 58, Page 694, Book 92, Page 215, and Quit Claim Deed recorded in Book 675, Page 282, all in the office of the Recorder of Cache County, Utah.

16-105-0003

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