

WARRANTY DEED

MARK LANTZMAN, Trustee of the LANTZMAN FAMILY TRUST, d/t/d January 11, 1989
Grantor
of San Diego, State of California

hereby CONVEY and WARRANT to

WILLIAM L. FOSTER JR. as Trustee of the WILLIAM L. FOSTER, JR. Employee Retirement Trust, as to an undivided 1/4 interest and SHARON MADDEN, as to an undivided 1/4 interest
Grantee
of Bonita, State of California and of Needles, State of California, Respectively

for the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS -----the following described tract of land in Iron County, State of Utah:

**SEE EXHIBIT 'A' ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART
HEREOF.**

TOGETHER, with all rights, privileges, and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record and enforceable in law and equity.

WITNESS, the hand of said Grantor, this 25th day of March, 1998.


MARK LANTZMAN, Trustee

STATE OF CALIFORNIA)
) ss
COUNTY OF)

0039 1065 Bk00634 Pg00559-00562
DIXIE B MATHESON - IRON COUNTY RECORDER
1998 APR 02 14:07 PM FEE \$21.00 BY PTC
REQUEST: SD UTAH TITLE CO/CEDAR CITY

On the ___ day of March, A.D. 1998 personally appeared before me **MARK LANTZMAN, Trustee of the LANTZMAN FAMILY TRUST, d/t/d January 11, 1989 as to an undivided 1/2 interest** the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

My Commission Expires:
Residing In:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Diego

On March 25, 1998 before me, Paula J. Espino, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared - Mark Lantzman -
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Paula J. Espino
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 25, 1998 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mark Lantzman

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:
Lantzman Family
trust dtd 1/1/89

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer Is Representing:

EXHIBIT 'A'

PARCEL 1: BEGINNING South 89°58'19" East, 121.00 feet along the Section line from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°10'05" East, 360.00 feet; thence North 89°58'19" West, 121.00 feet; thence North 0°10'05" East, 737.25 feet along the Section Line; thence North 56°39'09" East, 419.95 feet; thence North 89°56'22" East, 274.32 feet along the 1/16 Section Line; thence along the East Main Street right-of-way and Non-Access Line as follows; thence South 0°54'26" East, 62.66 feet to a brass cap right-of-way marker; thence South 2°03'31" East, 500.00 feet to a brass cap right-of-way marker; thence South 0°54'44" East, 766.49 feet; thence departing said Main Street right-of-way North 89°58'19" West, 538.50 feet along the Section Line and the North right-of-way line of 700 North Street to the Point of Beginning.

SUBJECT TO a prescriptive road right of way and telephone easement described as follows: BEGINNING North 0°10'05" East, 360.00 feet along the Section Line from the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°10'05" East, 737.50 feet along the Section Line; thence North 56°39'09" East 14.97 feet; thence South 0°03'05" West, 745.48 feet along an existing fence line; thence North 89°58'19" West, 14.00 feet to the point of beginning.

The foregoing legal descriptions are based on a survey performed by BULLOCH BROTHERS ENGINEERING, INC., on February 16, 1994.

TOGETHER WITH an easement for ingress, egress and utilities over and across the East 80 feet of the following described property: A Parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: BEGINNING at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of way line of main street; thence North 89°58'19" West, 80.00 feet along the Section line of the point of beginning.

ALSO, BEGINNING at a point North 0°11'02" East 1103.16 feet from the Southwest corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°11'02" East 57.86 feet to the Southerly Right of Way line of I-15; thence along said Right-of-Way line as follows: North 50°34'37" East 97.47 feet; thence along the arc of a non-tangent curve to the right, (Note: Radius point bears South 39°25'00" East, 743.51 feet) a distance of 499.42 feet; thence South 72°59'47" East 94.18 feet; thence South 0°54'26" East 36.79 feet; thence departing said Right-of-Way South 89°57'14" West 271.06 feet along the 1/16 Section Line; thence South 57°43'38" West 419.95 feet to the point of beginning.

EXCEPTING THEREFROM all of NORTH PARK SUBDIVISION; according to the Official Plat thereof.

ALSO, EXCEPTING THEREFROM the following described property: a Parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, Being more particularly described as follows: BEGINNING at the Southeast corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of way line of main street; thence North 89°58'19" West, 80.00 feet along the Section line to the point of beginning.

PARCEL 2: A Parcel of land situated in the Southwest Quarter of the Southwest Quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, Parowan, Iron County, Utah, being more particularly described as follows: BEGINNING at the Southeast Corner of Lot 6, NORTH PARK SUBDIVISION, Unit 1, as recorded in the Office of the Iron County Recorder; thence North 00°10'05" East, 105.00 along the East line of said Lot 6; thence North 89°58'19" West, 198.50 feet along the North line of said Lot 6 and Lot 5; thence North 00°10'05" East, 318.52 feet along the East line of Lots 3 and 4; thence South 89°58'19" East, 270.51 feet; thence South 00°54'44" East, 423.57 feet along the West right of Way line of Main Street; thence South 89°58'19" West, 80.00 feet along the Section line to the point of beginning.

SUBJECT TO an easement for ingress, egress and utilities over and across the East 80 feet of the above described property.

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