

Send Tax Notices to:
Japanese Auto Parts, Inc.
2501 North 1200 West
Lehi Ut 84043

ENT 49950:2004 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Apr 30 2:16 pm FEE 15.00 BY SN
RECORDED FOR PRO-TITLE AND ESCROW INC

PTE-18594-T

WARRANTY DEED

Stephen Kay McMurdie and Mindi Lee Burrows formerly known as Mindi Lee McMurdie, co-successor Trustees, as Trustees of The Lavon McMurdie Revocable Trust dated the 13th of February, 1997.

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

Japanese Auto Parts, Inc.

Grantee, County of Utah, State of Utah, for the sum of

||| 2nd RECORDING
ENT 63298:2004 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2004 Jun 02 3:45 pm FEE 18.00 BY SDM
RECORDED FOR PRO-TITLE AND ESCROW INC

- TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS -

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2004 AND THEREAFTER.

Dated: 4-30-04

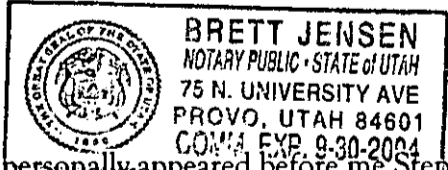
[Signature]

Stephen Kay McMurdie, Trustee

[Signature]

Mindi Lee Burrows fka Mindi Lee McMurdie, Trustee

STATE OF UTAH)
County of) S



On 4/30/04, personally appeared before me Stephen Kay McMurdie and Mindi Lee Burrows formerly known as Mindi Lee McMurdie, co-successor Trustees, as Trustee of The Lavon McMurdie Revocable Trust dated the 13th of February, 1997., who was proved to me to be the person(s) whose name is subscribed to on this instrument, and acknowledged to me that they executed the same.

[Signature]

Notary Public

** This document is being rerecorded to correct the legal description for Parcel 3 **

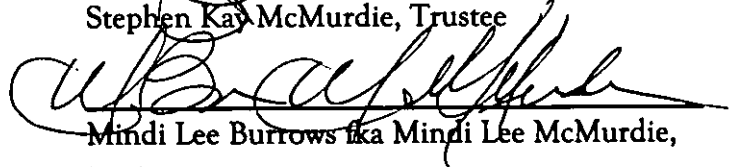
ATTACHED SIGNATURE AND NOTARY
ACKNOWLEDGEMENT FOR SECOND RECORDING

ENT 63298:2004 PG 2 of 3

Dated JUNE 02, 2004



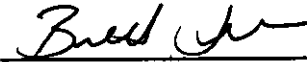
Stephen Kay McMurdie, Trustee



Mindi Lee Burrows aka Mindi Lee McMurdie,
trustee

STATE OF UTAH)
County of UTAH)§

On JUNE 02, 2004, personally appeared before me Stephen Kay McMurdie and Mindi Lee Burrows, formerly known as Mindi Lee McMurdie, co-successor Trustees, as Trustee of The Lavon McMurdie Revocable Trust dated the 13th of February, 1997. , who was proved to me to be the person(s) whose name is subscribed to on this instrument, and acknowledged to me that they executed the same.



Notary Public

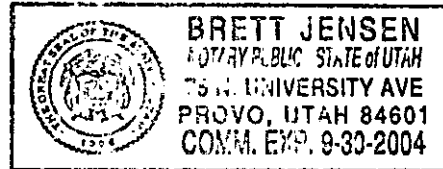


EXHIBIT "A"
(CORRECTED LEGAL DESCRIPTION)

Parcel 1: Commencing 363.76 feet South of the Northeast Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; South 120 feet; Westerly along railroad 296.80 feet; North 217.02 feet; East 266.64 feet to beginning. Together with all improvements and appurtenances thereunto belonging, but being Subject to easements, rights of way and restrictions of record, and those enforceable in law and equity.

Parcel 2: All that triangular piece of land lying in the NE quarter of Section 6, Township 5 South, Range 1 East, more particularly described as follows: Beginning at a point about 484 feet South from the NE corner of said Section 6, being Northerly 25 feet perpendicular distant from the center line of proposed way tract; thence Southwesterly and parallel with said center line of way track about 260 feet to a point 100 feet perpendicular distant from the center line of the main track of the Salt Lake and Western Ry; thence Southeasterly and parallel with center line of said Railway about 250 feet to its intersection of said parallel line with the Section line between Sections 5 and 6, Township 5 South, Range 1 East; thence North along said Section line about 210 feet to the place of beginning. Containing one-half acre, more or less.

Parcel 3: Real property in the city of Lehi, County of Utah, State of Utah, Being part of that 200 foot wide strip of land described in deed to Salt Lake and Western Railway recorded in Book J, Page 412, Official Records, lying in the North half of the Northeast Quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and lying easterly of the eastern line of the property described in Quitclaim Deed from Union Pacific Railroad Company to LEHI COMMERCIAL PARK ANNEX, L.L.C., a Utah corporation, dated January 29, 1999 more particularly described in said QuitClaim Deed as follows:

Beginning at the Southwest corner of Lot 7, as same is shown on the plat of the Lehi Industrial park Plat "A" as recorded in the official records; thence South 04 deg. 14' 55" West 212.23 feet; thence along the arc of a 2764.93 foot radius curve to the right 806.88 feet (chord bears South 76 deg. 46' 46" East 804.02 feet); thence North 00 deg. 40' 50" East 236.62 feet; thence North 72 deg. 10' 35" West 125.40 feet; thence North 74 deg. 10' 42" West 164.79 feet; thence North 81 deg. 10' 35" West 497.53 feet to the point of beginning.

Excepting therefrom that portion as conveyed to the State Road Commission of Utah, described as follows:

Commencing at the point of intersection of the Westerly line of said NE 1/4 of Section 6, with the Northerly line of that certain strip of land, 200.00 feet in width, described in deed to Salt Lake and Western Railway, recorded in Book "J" Page 412 of Deeds, Records of said County, said point being distant Southerly along said westerly line 469.31 feet from the Northwest corner of said NE 1/4; thence along the Northerly line of said 200.00 foot wide strip of land North 87 deg. 13' 32" East 738.47 feet; thence leaving said Northerly line South 50 deg. 05' 10" East 65.25 feet more of less to a point on a circular curve from which the center bears North 25 deg. 54' 19" East 788.51 feet; thence Southeasterly and Easterly along said curve and arc distance of 392.66 feet; thence tangent to said curve North 87 deg. 22' 24" East 175.00 feet to the beginning of a tangent curve concave Southerly and having a radius of 2576.48 feet; thence Easterly along said curve an arc distance of 270.69 feet to the true point of beginning; thence continuing Easterly along said curve, an arc distance of 1021.59 feet; thence South 84 deg. 42' 45" East 48.48 feet to a line parallel with and distant Westerly 20.0 feet, measured at right angles from the Easterly line of said NE 1/4 of Section 6; thence along said parallel line South 00 deg. 04' 09" West 87.53 feet to a point on the Southerly line of said 200.00 foot wide strip of land, said point being a point on a circular curve from which the center bears South 26 deg. 37' 48" West 2764.93 feet; thence Westerly along said curve and along said Southerly line and arc distance of 1080.06 feet; thence leaving said Southerly line North 04 deg. 14' 55" East 64.90 feet to the true point of beginning.

Less and Excepting any portion thereof lying within the bounds of the Union Pacific Railroad Company Right of Way.