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12/14/1999 03:08 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WE 2 P.

When recorded mail to:
J2 Venture
8480 S MONROE STREET
SANDY, UT 84070
Escrow No. 00041029CP

Space above this line for Record's use

Quit Claim Deed

J2 VENTURE, a Utah Limited Liability Company, as Grantor of Salt Lake City, County of Salt Lake State of Utah, hereby QUITCLAIMS to J2 VENTURE, a Utah Limited Liability Company as Grantee of Salt Lake City, Salt Lake County, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah, to wit:

Refer to Exhibit "A" Which is attached hereto and by this reference made apart hereof.

THE PURPOSE OF THIS DOCUMENT IS TO CONSOLIDATE county TAX RECORDS.

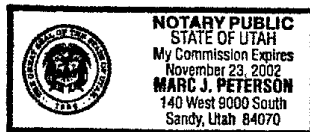
SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 1999, and thereafter.

WITNESS the hand of said grantor this _____ day of December, 1999.

J2 VENTURE, a Utah Limited Liability Company
By: [Signature]
Its: MANAGING MEMBER

STATE OF UTAH }
 } ss.
County of Salt Lake }

On the 13th day of December, 1999 personally appeared before me JOHN M. WALKER who being duly sworn did say, for himself that he is the member/manager of J2 Venture, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.



[Signature]
Notary Public

BK8329PG5574

EXHIBIT "A"

Parcel No. 1: 27-01-201-023

Beginning at a point 464.4 feet South and 1356.5 feet Westerly along an East and West fence from the Northeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 115.4 feet; thence West 377.75 feet; thence North 115.4 feet; thence East 377.75 feet to the point of beginning.

Also, a right of way over the following:

Beginning at a point 1340.0 feet Westerly along an East and West fence from the Northeast corner of Section 1, Township 3 South, Range 1 West Salt Lake Base and Meridian, and running thence South 1263.0 feet; thence West 16.5 feet; thence North 1263.0 feet; thence East 16.5 feet to the point of beginning.

Parcel No. 2: 27-01-201-039

Beginning at a point which is South 463.30 feet and Westerly 1734.35 feet from the Northeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point also being South 0°01'26" West 464.62 feet and North 89°59'27" East 907.75 feet from the North quarter corner of aforesaid Section 1; and running thence South 115.4 feet, more or less, to the Southwest corner of property conveyed to Lewis L. Walker, et ux by Warranty Deed recorded November 17, 1969 as Entry No. 2310747 in Book 2807 at page 33 of Official Records; thence East 377.75 feet; thence South 8.9 feet, more or less, to the Northeast corner of property conveyed to William L. Thomas, et ux by Warranty Deed recorded December 30, 1970 as Entry No. 2364578 in Book 2925, page 845 of Official Records; thence West 407.78 feet; thence North 0°01'26" East 124.30 feet; thence Easterly 30.03 feet more or less to point of beginning.

Together with a right of way over the following: Beginning at a point 1340.0 feet Westerly along an East and West fence from the Northeast corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 1263.0 feet; thence West 16.5 feet; thence North 1263.0 feet; thence East 16.5 feet to the point of beginning.

The above described property also known by the street address of:
8680 South Monroe Street, Sandy, Utah 84070

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