

OLD REPUBLIC TITLE
COMPANY OF UTAH: SPECIAL WARRANTY DEED
ORDER NO. 11-25972

4055 S 700 E #100
SLC 84107

TR INVESTMENTS, LTD., a Utah limited partnership, of Salt Lake City, County of Salt Lake, as Grantor, hereby CONVEYS and WARRANTS against all claiming by, through, or under the Grantor, to OLD REPUBLIC TITLE COMPANY OF UTAH, as TRUSTEE, of Salt Lake City, County of Salt Lake, as Grantee, for the sum of ten dollars and other good and valuable consideration, the following tract of real property located in SALT LAKE and UTAH Counties, State of Utah:

ENT 37663 BK 3436 PG 256
NINA B REID UTAH CO RECORDER BY MB
1994 MAY 5 1:22 PM FEE 34.00
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

See "Exhibit A" attached hereto and by this reference made a part hereof. Subject to current general taxes, easements, restrictions, and matters of record. Together with, and reserving to Grantor, a non-exclusive right-of-way to be used jointly with Grantor, such rights as Grantor has, if any, as of the date hereof, over any easements or rights-of-way accessing any of the real property described on Exhibit A. The foregoing grant of right-of-way is made without warranty of any kind to the Grantee hereunder.

WITNESS, the hand of said grantor, this 3 day of May, 1994

TR Investments, Ltd.
a Utah limited partnership

By: Franklin Financial, General Partner

By: Richard A. Christenson, President
Richard A. Christenson

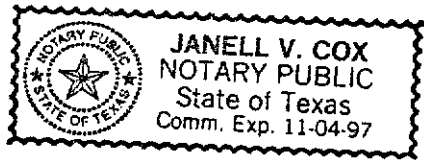
By: Geodyne II, a Utah Partnership, General Partner

By: Dan C. Simons, Partner
Dan C. Simons

By: Micheal W. McBride, Partner
Micheal W. McBride

By: Arden J. Bodeh, Partner
Arden J. Bodeh

STATE OF TEXAS



COUNTY OF TRAVIS

SS.

On the 28 day of APRIL, A.D. 1994, personally appeared before me MICHAEL W. MCBRIDE the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

My Commission Expires: 11-04-97

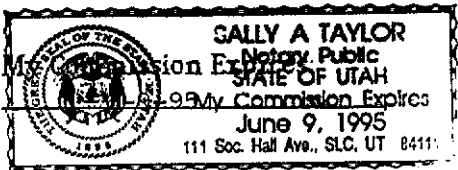
Janell Cox
Notary Public residing at:
AUSTIN

STATE OF UTAH

SS.

COUNTY OF SALT LAKE

On the 3rd day of May, A.D. 1994, personally appeared before me Dan C. Simons and Arden J. Bodell the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.



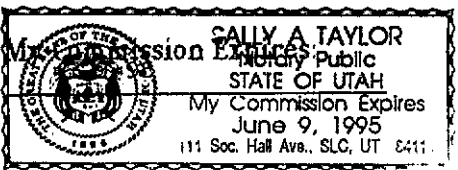
Sally A Taylor
Notary Public residing at:
Bountiful, Utah

STATE OF UTAH

SS.

COUNTY OF SALT LAKE

On the 3rd day of May, A.D. 1994 personally appeared before me Richard A. Christenson who being by me duly sworn, says that he is the President of Franklin Financial, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its Board of Directors) and said Richard A. Christenson acknowledged to me that said corporation executed the same.



Sally A Taylor
Notary Public residing at:
Bountiful, Utah

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A parcel of land located entirely within Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running;

thence South 0 21'07" West 1303.47 feet along the section line to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 23;

thence South 89 46'49" West 2654.38 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 23;

thence North 0 13'59" East 1323.00 feet along the quarter section line to the North Quarter Corner of Section 23;

thence North 89 48'33" West 2651.59 feet along the section line to the Northwest Corner of said Section 23;

thence South 89 53'56" West 134.64 feet along the section line;

thence South 62 46'00" West 590.04 feet;

thence South 54 39'00" West 810.48 feet;

thence South 54 39'00" West 858.66 feet;

thence South 66 29'00" West 211.86 feet;

thence South 66 29'00" West 1328.58 feet;

thence South 73 57'00" West 899.58 feet;

thence West 2900.00 feet;

thence North 715.93 feet;

thence West 3540.31 feet to the section line;

thence North 1 19'02" West 1364.66 feet along the section line to the Northwest Corner of said Section 21;

thence South 89 39'58" West 943.09 feet along the south line to the Southwest Corner of Section 16;

thence South 89 57'00" West 4297.91 feet along the section line to the apparent Southwest Corner of Section 17;

thence North 7 54'50" West 2685.37 feet;

thence South 89 38'56" West 355.02 feet to the East Quarter Corner of Section 18;

thence South 89 38'56" West 5216.34 feet along the quarter section line to the West Quarter Corner of Section 18;

thence North 0 04'48" West 2633.25 feet along the section line to the Northwest Corner of Section 18;

thence South 88 49'25" East 2750.66 feet along the section line to the North Quarter Corner of Section 18;

thence North 0 47'58" West 1350.67 feet along the quarter section line to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of section 7;

thence North 89 23'32" East 1338.26 feet along the 40 acre line to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 7;

thence North 0 29'03" West 1329.93 feet along the 40 acre

line to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7;
thence South 89 43'30" East 1345.81 feet along the quarter section line to the East Quarter Corner of Section 7;
thence South 89 01'49" East 1308.05 feet along the quarter section line to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 8;
thence South 0 39'24" East 1306.84 feet along the 40 acre line to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 8;
thence North 89 08'43" West 1319.36 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 8;
thence South 0 09'32" East 1309.23 feet along the quarter section line to the Northwest Corner of Section 17;
thence South 89 15'29" East 5322.70 feet along the north line to the Northeast Corner of Section 17;
thence North 2 37'21" West 1300.93 feet along the section line to the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 9;
thence South 89 40'58" East 1336.76 feet along the 40 acre line to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 9;
thence North 2 20'38" West 1304.48 feet along the 40 acre line to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 9;
thence South 89 50'50" East 3982.13 feet along the quarter section line to the East Quarter Corner of Section 9;
thence North 89 06'01" East 235.86 feet along the quarter section line;
thence South 1 32'24" East 1313.65 feet;
thence North 88 58'10" East 3353.60 feet to the quarter section line;
thence South 1 32'24" East 1305.98 feet along the quarter section line to the South Quarter Corner of Section 10;
thence North 88 47'04" East 2615.37 feet along the section line to the Southwest Corner of Section 11;
thence North 1 00'55" West 2597.39 feet along the section line to the West Quarter Corner of Section 11;
thence North 1 00'55" West 1233.76 feet to the Utah County and Salt Lake County boundary line;
thence North 50 08'55" East 2230.38 feet along the said county line to the section line;
thence North 87 49'48" East 3631.04 feet along the section line to the Northeast Corner of Section 11;
thence South 1378.90 feet along the section line to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 11;
thence South 88 40'58" West 2673.66 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 11;
thence South 0 24'21" East 2643.60 feet along the quarter section line to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 11;

thence North 89 40'37" East 1321.70 feet along the 40 acre
line to the Northeast Corner of the Southwest Quarter of the
Southeast Quarter of Section 11;
thence South 0 03'55" East 1307.99 feet along the 40 acre
line to the Southeast Corner of the Southwest Quarter of the
Southeast Quarter of Section 11;
thence South 0 02'05" East 2641.82 feet along the 40 acre
line to the Northwest Corner of the Northeast Quarter of the
Southeast Quarter of Section 14;
thence South 89 32'26" East 1333.32 feet along the quarter
section line to the East Quarter Corner of Section 14;
thence South 0 35'44" West 2638.09 feet along the section
line to the Southeast Corner of Section 14, also being the point of
beginning.

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Less and excepting the following three parcels:

A 50 foot wide strip of land owned by the United States of
America for the Salt Lake City Aqueduct Tunnel beginning at a point
which is West 492.41 feet and South 184.37 feet from the Northeast
Corner of Section 22, Township 4 South, Range 1 East, Salt Lake
Base and Meridian, and running;

thence North 30 30'00" West 9222.31 feet to the North line of
the South half of Section 10;
thence North 89 06'01" East 57.41 feet along said North line;
thence South 30 30'00" East 9196.80 feet;
thence South 62 46'00" West 50.07 feet to the point of
beginning.

Also:

Beginning at a point West 1500 feet from the Southeast Corner
of Section 9, Township 4 South, Range 1 East, Salt Lake Base and
Meridian, and running;

thence West 375.00 feet;
thence North 585.00 feet;
thence East 375.00 feet;
thence South 585.00 feet to the point of beginning.

Also:

Commencing at a point West 1979 feet from the Northeast Corner
of the Northwest Quarter of Section 15, Township 4 South, Range 1
East, Salt Lake Base and Meridian, and running;

thence South 2630.3 feet;
thence West 1374.6 feet;
thence North 2630.3 feet;
thence East 1374.6 feet to the point of beginning.

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Beginning at a point on the 40 acre line, said point being North 89°43'30" West 1345.81 feet along the quarter section line and South 0°29'03" East 360.00 feet from the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence northeasterly 521.92 feet along the arc of a 950.00 foot radius curve to the left, (center bears North 0°29'03" West and long chord bears North 73°46'37" East 515.38 feet); thence South 62°49'45" East 202.02 feet; thence North 44°53'56" East 105.38 feet; thence South 89°43'30" East 100.00 feet; thence North 44°53'43" East 140.49 feet; thence South 89°43'30" East 750.00 feet; thence South 44°43'30" East 150.00 feet; thence North 87°31'15" East 321.78 feet; thence South 55°39'39" East 107.11 feet; thence South 37°12'19" East 290.48 feet; thence South 9°56'54" West 110.00 feet; thence South 44°44'09" East 90.00 feet; thence North 45°15'51" East 90.00 feet; thence South 44°44'09" East 230.00 feet to the 40 acre line; thence South 0°39'24" East 340.48 feet along the said 40 acre line; thence South 66°38'53" West 487.60 feet to the 40 acre line; thence North 89°08'43" West 869.36 feet along the said 40 acre line to the section line; thence South 0°09'32" East 350.00 feet along the section line; thence South 68°26'32" West 880.00 feet; thence North 42°43'28" West 392.18 feet; thence North 41°58'47" East 200.00 feet; thence northerly 519.60 feet along the arc of a 697.15 foot radius curve to the right, (center bears North 41°58'47" East and long chord bears North 26°40'07" West 507.65 feet, with a central angle of 42°42'13"); thence South 89°30'57" West 162.50 feet to the 40 acre line; thence North 0°29'03" West 740.00 feet along the said 40 acre line to the point of beginning.

Beginning at a point on the quarter section line, said point being North 89°50'50" West 1672.13 feet along the quarter section line from the East quarter corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 33°50'34" West 1081.67 feet; thence North 89°50'50" West 900.00 feet; thence North 0°09'10" East 900.00 feet to the quarter section line; thence South 89°50'50" East 1500.00 feet along the quarter section line to the point of beginning.

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Less than and excepting the following parcels:

Beginning at the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running;

- thence South 89 01'49" East 1308.05 feet along the quarter section line to the 40 acre line;
- thence South 0 39'24" East 1306.84 feet along the said 40 acre line;
- thence North 89 08'43" West 1319.36 feet along the 40 acre line to the section line;
- thence South 0 09'32" East 2246.21 feet along the section line to and beyond the Southeast Corner of said Section 7;
- thence South 50 14'37" West 2640.72 feet to the section line;
- thence South 89 38'56" West 3380.11 feet along the section line to the East Quarter Corner of Section 13, Township 4 South, Range 1 West, Salt Lake Base and Meridian;
- thence North 0 04'48" West 2633.25 feet along the section line to the Southeast Corner of Section 12, Township 4 South, Range 1 West, Salt Lake Base and Meridian;
- thence South 88 49'25" East 2750.66 feet to the South Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian;
- thence North 0 47'58" West 1350.67 feet along the 40 acre line;
- thence West 396.00 feet along the 40 acre line;
- thence North 0 47'58" West 1350.67 feet to the quarter section line;
- thence East 396.00 feet along the quarter section line to the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian;
- thence South 89 43'30" East 2691.62 feet along the quarter section line to the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being the point of beginning.

Less and excepting the following described parcel:

Beginning at a point on the 40 acre line, said point being North 89 43'30" West 1345.81 feet along the quarter section line and South 0 29'03" East 360.00 feet from the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running;

- thence northeasterly 521.92 feet along the arc of a 950.00 foot radius curve to the left, (center bears North 0 29'03" West and long chord bears North 73 46'37" East 515.38 feet);
- thence South 62 49'45" East 202.02 feet;
- thence North 44 53'56" East 105.38 feet;
- thence South 89 43'30" East 100.00 feet;
- thence North 44 53'43" East 140.49 feet;
- thence South 89 43'30" East 750.00 feet;
- thence South 44 43'30" East 150.00 feet;
- thence North 87 31'15" East 321.78 feet;
- thence South 55 39'39" East 107.11 feet;
- thence South 37 12'19" East 290.48 feet;
- thence South 9 56'54" West 110.00 feet;
- thence South 44 44'09" East 90.00 feet;
- thence North 45 15'51" East 90.00 feet;
- thence South 44 44'09" East 230.00 feet to the 40 acre line;
- thence South 0 39'24" East 340.48 feet along the said 40 acre line;

thence South 66 38'53" West 487.60 feet to the 40 acre line;
thence North 89 08'43" West 869.36 feet along the said 40 acre
line to the section line;
thence South 0 09'32" East 350.00 feet along the section
line;
thence South 68 26'32" West 880.00 feet;
thence North 42 43'28" West 392.18 feet;
thence North 41 58'47" East 200.00 feet;
thence northerly 519.60 feet along the arc of a 697.15 foot
radius curve to the right, (center bears North 41 58'47" East and
long chord bears North 26 40'07" West 507.65 feet, with a central
angle of 42 42'13");
thence South 89 30'57" West 162.50 feet to the 40 acre line;
thence North 0 29'03" West 740.00 feet along the said 40 acre
line to the point of beginning.

Contains 370.570 acres.

Beginning at a the Northeast Corner of Section 23, Township 4
South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 0 21'07" West 1303.47 feet along the section
line;
thence South 89 46'49" West 2654.38 feet along the 40 acre
line to the quarter section line;
thence North 0 13'59" East 1323.00 feet along the quarter
section line North Quarter Corner of Section 23, Township 4 South,
Range 1 East, Salt Lake Base and Meridian;
thence North 89 48'33" West 2651.59 feet along the section
line to the Northwest Corner of Section 23, Township 4 North, Range
1 East, Salt Lake Base and Meridian;
thence North 0 24'42" East 1972.49 feet along the section
line;
thence North 89 48'33" East 5315.29 feet to the section line;
thence South 0 35'44" West 2008.45 feet along the section
line to the Northeast Corner of Section 23, Township 4 South, Range
1 East, Salt Lake Base and Meridian, being the point of beginning.

Contains 322.763 acres.