

WHEN RECORDED, MAIL TO:
Beneficiary
1150 South Bonneville Dr
Salt Lake City, UT 84108

ENT 98100:2010 PG 1 of 6
Rodney D. Campbell
UTAH COUNTY RECORDER
2010 Nov 10 10:57 am FEE 92.00 BY EO
RECORDED FOR INTEGRATED TITLE INSURANCE
ELECTRONICALLY RECORDED

Trust Deed

THIS TRUST DEED is made this 9 day of November, 2010
OQUIRRH WOOD RANCH, LLC, a Utah Limited Liability Company,
INTEGRATED TITLE INSURANCE SERVICES
JACK R. WHEATLEY

Between
as Trustor,
, as Trustee, * and
as Beneficiary.

Trustor hereby CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
the following described property situated in Utah County, State of Utah

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements,
rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter,
used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidenced by a preferred capital
interest in the principal sum of \$ 13,000,000.00 payable to the order of Beneficiary at the times, in the manner
and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the
security hereof.

Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments
on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on
improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees
in the event of default in payment of indebtedness secured hereby) and to pay reasonable Trustee's fees for any of
the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder
be mailed to him at the address hereinbefore set forth.

OQUIRRH WOOD RANCH, LLC, a Utah Limited
Liability Company

BY: SHIPP VENTURES, INC., a Utah corporation,
its manager



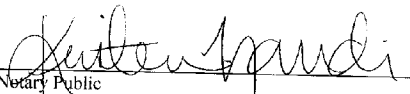
Nathan D. Shipp, President

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

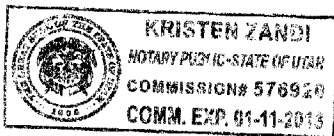
On the 9 day of November, 2010, personally appeared before me Nathan D. Shipp who being duly sworn did
say that he is the President of Shipp Ventures, Inc., a Utah corporation the Manager of Oquirrh Wood Ranch,
LLC, a Utah Limited Liability Company and that said instrument was signed in behalf of said limited liability
company by authority and Nathan D. Shipp acknowledged to me that he, executed the same in the name of the
limited liability company.



Notary Public

Residing at: S. Jordan, UT

My Commission Expires: 11/11/13



COURTESY RECORDING
This document is being recorded solely as a
courtesy and an accommodation to the parties
named therein. INTEGRATED TITLE INSURANCE
SERVICES LLC hereby expressly disclaims any
responsibility or liability for the accuracy or the
content thereof.

EXHIBIT "A"

Parcel 1

Portions of Section 16, Township 6 South, Range 2 West, Salt Lake Base & Meridian, described as follows:

The NW 1/4, the N ½ of the NW 1/4 of the NE 1/4, the W ½ of the E ½ of the NE 1/4, the W ½ of the SW 1/4 of the NE 1/4, the NW 1/4 of the NW 1/4 of the SE 1/4, the NE 1/4 of the NE 1/4 of the SE 1/4, the S ½ of the SE 1/4 of the SE 1/4, the SW 1/4 of the SE 1/4 and the SW 1/4 of Section 16 Township 6 South, Range 2 West, Salt Lake Base & Meridian.

Parcel Identification No's: 59:048:0004, 0009, 0010, 0011, 0012, 0013, 0037, 0017, 0033, 0034, 0021, 0028, 0023, 0016, 0030, 0031, 0083, 0085, 0087, 0088, 0064, 0065, 0066, 0081, 0067, 0073, 0063, 0057, 0049, 0075, 0079, 0069, 0071, 0059, 0061, 0051, 0025, 0053, and 0024.

Less and excepting therefrom the following : the NW 1/4 of the NE 1/4 of the NW 1/4, the SE 1/4 of the NE 1/4 of the SW 1/4 and the following Exhibits "A" and "B":

Exhibit "A"

That part of the Northeast 1/4 of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 89°24'25" East, 75.88 feet along the section line from the north 1/4 corner of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°24'25" East, 200.00 feet along the section line; thence South 00°24'31" West, 187.32 feet; thence North 89°24'25" West, 200.00 feet; thence North 00°24'31" East, 187.32 feet to the point of beginning.

Parcel Identification No. 59:048:0026

Exhibit "B"

Land lying in the Southwest 1/4 of Section 16, and in the Northwest 1/4 of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 89°21'43" East, 968.23 feet along the section line from the southwest corner of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°37'31" East, 82.06 feet; thence South 89°22'57" East, 200.00 feet; thence South 00°37'31" West, 200.00 feet; thence North 89°22'57" West, 200.00 feet; thence North 00°37'31" East, 117.94 feet to the point of beginning.

Parcel Identification No. 59:048:0027

Parcel 2

Portions of Section 21, Township 6 South, Range 2 West, Salt Lake Base & Meridian, described as follows:

Beginning at the Northwest corner of Section 21, Township 6 South, Range 2 West, Salt Lake Base & Meridian, and running South 89°21'43" East, 2568.92 feet along the section line to the North 1/4 corner of said Section 21; thence South 89°39'34" East, 1383.11 feet to the Northeast corner of the West ½ of the Northeast 1/4 of said Section 21 (East 1/16 line); thence South 00°07'26" East, 2655.86 feet along the East 1/16 line to the Southeast corner of the West ½ of the Northeast 1/4 of said Section 21; thence

North 89°39'48" West, 1359.67 feet along the Center section line to the Center 1/4 corner of said Section 21; thence South 00°37'47" East, 1243.93 feet along the Center section line; thence South 87°12'10" East, 1001.36 feet to the west boundary line of the Lehi to Fairfield road ; thence South 51°20'10" East, 28.00 feet to the centerline of said road; thence South 38°39'50" West, 123.17 feet along said centerline; thence North 51°20'10" West, 28.00 feet to the west boundary line of said road; thence North 87°12'10" West, 923.22 feet to the Center section line; thence South 00°37'47" East, 643.56 feet along the Center section line to the north boundary line of 2500 North Street; thence leaving the Center section line and running North 88°30'22" West, 2664.40 feet along said north boundary line to the West line of the Southwest 1/4 of said Section 21; thence North 00°24'07" East, 1933.39 feet along the section line to the West 1/4 corner of said Section 21; thence North 00°38'49" East, 2669.41 feet along the section line to the point of beginning.

Parcel Identification No's: 59:053:0013, 0014, 0015, 0018, 0011, 0012, 0016, 0017, 0006, 0010, 0001, 0009, and 0023.

Less and excepting therefrom the following Exhibits "B" and "C":

Exhibit "B"

Land lying in the Southwest 1/4 of Section 16, and in the Northwest 1/4 of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 89°21'43" East, 968.23 feet along the section line from the southwest corner of Section 16, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°37'31" East, 82.06 feet; thence South 89°22'57" East, 200.00 feet; thence South 00°37'31" West, 200.00 feet; thence North 89°22'57" West, 200.00 feet; thence North 00°37'31" East, 117.94 feet to the point of beginning.

Parcel Identification No. 59:048:0027

Exhibit "C"

That part of the Northwest 1/4 of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 00°38'49" West, 1200.10 feet along the section line, and East, 1011.49 feet from the northwest corner of Section 21, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence South 89°22'57" East, 200.00 feet; thence South 00°37'31" West, 200.00 feet; thence North 89°22'57" West, 200.00 feet; thence North 00°37'31" East, 200.00 feet to the point of beginning.

Parcel Identification No. 59:053:0019

Parcel 3

Portions of the Northwest 1/4, the Northeast 1/4 and the Southeast 1/4 of Section 20, Township 6 South, Range 2 West, Salt Lake Base & Meridian, described as follows:

Beginning at the Northeast corner of Section 20, Township 6 South, Range 2 West, Salt Lake Base & Meridian, and running South 00°38'49" West, 2669.41 feet along the section line to the East 1/4 corner of said Section 20; thence South 00°24'07" West, 1933.39 feet; thence North 88°46'05" West, 2853.85 feet to the Center section line; thence North 02°56'34" East, 1905.75 feet to the Center 1/4 corner of said Section 20; thence North 89°21'12" West, 1032.37 feet along the Center section line to the easterly right-of-way line of State Route No. 73; thence North 08°49'29" West, 2692.57 feet along said right-of-

way line to the north line of the Northwest 1/4 of said Section 20; thence South 89°37'01" East, 1582.25 feet along the section line to the North 1/4 corner of said Section 20; thence South 89°29'18" East, 2662.33 feet along the section line to the point of beginning.

Parcel Identification No's: 59:052:0014, 0015, 0004, 0006, and 0013.

Parcel 4

That part of the South 1/2 of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian, described as follows:

Beginning at the Southeast corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base & Meridian, and running North 89°29'18" West, 2662.33 feet along the section line to the South 1/4 corner of said Section 17; thence North 89°37'01" West, 1582.25 feet along the section line to the easterly right-of-way line of State Route No. 73; thence North 08°49'29" West, 1806.07 feet along said right-of-way;

thence leaving said right-of-way line and running North 89°49'48" West, 786.86 feet to the west line of the Southwest 1/4 of said Section 17; thence North 00°31'27" East, 795.22 feet more or less along the section line to the south boundary line of the "White Hills Plat A" subdivision, said point also being on the south right-of-way line of "Wilson Avenue"; thence South 89°32'51" East, 658.53 feet along said south boundary line and right-of-way line to the easterly right-of-way line of State Route No. 73; thence North 08°40'29" West, 87.88 feet to the Center section line of said Section 17; thence South 89°51'20" East, 2021.71 feet along the Center section line to the Center 1/4 corner of said Section 17; thence South 89°51'20" East, 512.21 feet along the Center section line to the west boundary line of the White Hills Special Service District property recorded as Entry # 040239-1986, in the office of the Recorder for Utah County, State of Utah; thence along the boundary line of said property in the following three courses: South 00°23'34" West, 1336.39 feet to the South 1/16 line; thence South 89°40'18" East, 811.68 feet along the South 1/16 line; thence North 00°30'03" East, 1339.00 feet to the Center section line; thence South 89°51'20" East, 1326.43 feet along the Center section line to the East 1/4 corner of said Section 17; thence South 00°23'57" West, 2686.52 feet along the section line to the point of beginning.

Parcel Identification No's: 59:049:0004, 0005, 0011, 0029, 0028, 0024, 0027, 0023, and 0030.

Less and excepting therefrom the following Exhibits "D", "E", "F" and "G", and the State Route No. 73 right-of-way:

Exhibit "D"

Land lying in the Southwest 1/4, and in the Southeast 1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point North 00°36'11" East, 542.32 feet along the section line from the south 1/4 corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°30'09" West, 62.90 feet; thence North 00°35'13" East, 200.00 feet; thence South 89°30'09" East, 200.00 feet; thence South 00°35'13" West, 200.00 feet; thence North 89°30'09" West, 137.10 feet to the point of beginning.

Parcel Identification No. 59:049:0015

Exhibit "E"

Land lying in the Southwest 1/4, and in the Southeast 1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point North 00°36'11" East, 81.38 feet along the section line from the south 1/4 corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°30'09" West, 63.56 feet; thence North 00°35'13" East, 200.00 feet; thence South 89°30'09" East, 200.00 feet; thence South 00°35'13" West, 200.00 feet; thence North 89°30'09" West, 136.44 feet to the point of beginning.

Parcel Identification No. 59:049:0018

Exhibit "F"

That part the Southwest 1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the easterly right-of-way line of State Route No. 73, said point being South 89°51'20" East, 828.08 feet along the section line, and South, 1196.02 feet from the west 1/4 corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 08°49'29" West, 32.00 feet along said right-of-way line; South 89°53'22" East, 93.14 feet; thence South 08°59'31" East, 32.01 feet; thence North 89°53'32" West, 93.23 feet to the point of beginning.

Parcel Identification No. 59:049:0016

Exhibit "G"

That part the Southwest 1/4 of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the easterly right-of-way line of State Route No. 73, said point being South 89°51'20" East, 805.59 feet along the section line, and South, 1051.20 feet from the west 1/4 corner of Section 17, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 08°54'23" West, 25.03 feet along said right-of-way line; South 89°32'54" East, 19.71 feet; thence South 12°00'11" East, 25.29 feet; thence North 89°28'00" West, 21.09 feet to the point of beginning.

Parcel Identification No. 59:049:0017

Parcel 5

The Northwest 1/4, a portion of the Northeast 1/4 and the North ½ of the Southwest 1/4 of Section 18, Township 6 South, Range 2 West, Salt Lake Base & Meridian, described as follows:

Beginning at the Northeast corner of Section 18, Township 6 South, Range 2 West, Salt Lake Base & Meridian, and running South 89°30'22" East, 61.03 feet along the section line to the westerly right-of-way line of State Route No. 73; thence South 08°40'29" East, 175.00 feet along said right-of-way line; thence leaving said right-of-way line and running along the boundary line of the William H. and Teresa Wilson property (development agreement) in the following two courses: South 81°19'31" West, 220.00 feet; thence South 08°40'29" East, 731.76 feet to the north boundary line of the White Hills Water Conservancy parcel 1; thence West 97.58 feet along said boundary line; thence North 00°01'20" East, 23.15 feet; thence North 89°58'40" West, 1004.00 feet; thence South 00°01'20" West, 870.00 feet; thence North 89°58'40" West, 276.00 feet; thence South 00°01'20" West, 110.00 feet to the westerly boundary line of White Hills Subdivision Plat B; thence along the westerly boundary line of White Hills

Subdivision Plat B and Plat A Amended in the following three courses: South 00°01'20" West, 463.50 feet; thence North 89°58'40" W, 143.00 feet; thence South 00°01'20" West, 321.52 feet to the Center section line; thence North 89°28'36" W, 1153.52 feet to the Center 1/4 corner of said Section 18; thence South 00°30'14" West, 1323.75 feet along the Center section line to the Southeast corner of the North ½ of the Southwest 1/4 of said Section 18; thence North 89°29'31" West, 2669.01 feet along the South 1/16 line to the Southwest corner of the North ½ of the Southwest 1/4 of said Section 18; thence North 00°31'27" East, 1324.46 feet along the section line to the West 1/4 corner of said Section 18; thence North 00°33'55" East, 2685.365 feet along the section line to the Northwest corner of said Section 18; thence South 89°25'11" East, 2665.67 feet along the section line to the North 1/4 corner of said Section 18; thence South 89°32'03" East, 2670.91 feet along the section line to the point of beginning. Parcel Identification No's: 59:050:0002, 0003, 0005, 0006, 0010, 0011, 0012, 0013, 0014, and 0015, 0027, 0033, 0034, 0035, .

Less and excepting therefrom the following Exhibit "H":

Exhibit "H"

That part the Northeast 1/4 of Section 18, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point South 00°30'14" West, 1039.97 feet along the section line from the north 1/4 corner of Section 18, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°30'14" East, 208.00 feet along the section line; thence South 89°29'46" East, 210.00 feet; thence South 00°30'14" West, 208.00 feet; thence North 89°29'46" West, 210.00 feet to the point of beginning. Parcel Identification No. 59:050:0003 and 0027.

Parcel 6

A portion of the East ½ of Section 13, Township 6 South, Range 3 West, Salt Lake Base & Meridian, described as follows:

The Northeast 1/4 and the North ½ of the Southeast 1/4 of Section 13, Township 6 South, Range 3 West, Salt Lake Base & Meridian.

Parcel Identification No's: 59:074:0002, 0003, and 0004.

Less and excepting therefrom the following Exhibit "I":

Exhibit "I"

Land lying in the Northeast 1/4, and in the Southeast 1/4 of Section 13, Township 6 South, Range 3 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point North 88°59'30" West, 1998.10 feet along the section line from the east 1/4 corner of Section 13, Township 6 South, Range 3 West, Salt Lake Base and Meridian; thence South, 178.23 feet; thence West, 200.00 feet; thence North, 200.00 feet; thence East, 200.00 feet; thence South, 21.77 feet to the point of beginning.

Parcel Identification No. 59:074:0005