

Recorded at Request of Southern Utah Title Company of Cedar City  
File Number: I-32748  
Mail Tax Notice to GRANTEE Address: 337 South Main, Suite 200, Cedar City, UT 84720

00518077 Bk01008 Pg00475-00477

WARRANTY DEED  
(LLC)

PATSY CUTLER - IRON COUNTY RECORDER  
2005 DEC 05 16:14 PM FEE \$18.00 BY PTC  
REQUEST: SD UTAH TITLE CO/CEDAR CITY

**MARK I HOLDINGS, LLC, a Utah Limited Liability Company and DIVERSIFIED PROPERTIES  
PROPERTIES, LC, a Utah Limited Liability Company, a Limited Liability Company**  
organized and existing under the laws of the State of Utah, with its principal office in Cedar City,  
County of Iron, State of Utah, Grantor,

hereby WARRANTS AND CONVEYS to:

**VANGUARD PROPERTIES, LLC, a Utah Limited Liability Company**  
of Cedar City, County of Iron, State of Utah Grantee

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.**

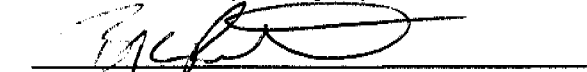

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WITNESS the hand of said Grantor this 2ND day of December, 2005.

**MARK I HOLDINGS, LLC, a Utah  
Limited Liability Company**

  
By: **MARK MEISNER, Managing Member**

**DIVERSIFIED PROPERTIES, LC, a Utah  
Limited Liability Company**


  
By: **BRIAN K. PETERSON, Member**  
  
By: **JILL R. V. PETERSON, Member**

STATE OF UTAH )

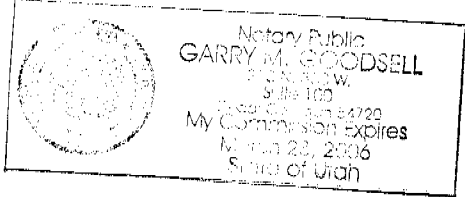
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COUNTY OF IRON )

On this 2ND day of ~~November~~ DECEMBER, 2005, before me, the undersigned Notary Public  
personally appeared **MARK MEISNER** known to me to be the Managing Member of **MARK I  
HOLDINGS, LLC, a Utah Limited Liability Company**, the Limited Liability Company that  
executed the Warranty Deed and acknowledged the Warranty Deed to be free and voluntary act  
and deed of the Limited Liability Company, by authority of statute, its articles of organization or  
its operating agreement, for the uses and purposes therein mentioned, and on oath stated that  
**MARK MEISNER** is authorized to execute this Warranty Deed and, in fact, executed the  
Warranty Deed on behalf of the Limited Liability Company.

  
NOTARY PUBLIC

My Commission Expires: March 28, 2006  
Residing In: Cedar City, Utah



STATE OF UTAH )

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COUNTY OF IRON )

On this 24<sup>th</sup> day of ~~November~~ <sup>DECEMBER</sup>, 2005, before me, the undersigned Notary Public personally appeared **BRIAN K. PETERSON and JILL R. V. PETERSON** known to me to be the Members of **DIVERSIFIED PROPERTIES, LC**, a Utah Limited Liability Company, the Limited Liability Company that executed the Warranty Deed and acknowledged the Warranty Deed to be free and voluntary act and deed of the Limited Liability Company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that **BRIAN K. PETERSON and JILL R. V. PETERSON** are authorized to execute this Warranty Deed and, in fact, executed the Warranty Deed on behalf of the Limited Liability Company.

  
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 NOTARY PUBLIC

My Commission Expires: March 28, 2006  
 Residing In: Cedar City, Utah

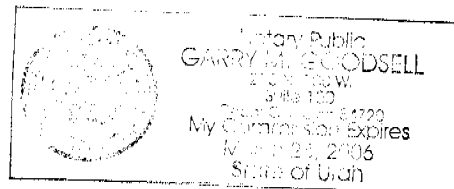


EXHIBIT "A"

PARCEL 1:

BEGINNING at the Northwest corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian; and running thence South  $88^{\circ}48'38''$  East along the North line of said Section 34, 1359.65 feet; thence South  $0^{\circ}34'53''$  West 3230.07 feet to the P.C. of a curve to the left; Curve Data: Delta =  $89^{\circ}47'55''$  Radius = 20.0 feet Tangent = 19.93 feet; thence along the arc of said curve 31.35 feet to the P.T.; thence South  $89^{\circ}13'02''$  East 643.07 feet; thence South  $0^{\circ}32'02''$  West 1318.58 feet; thence South  $89^{\circ}22'00''$  East 670.02 feet; thence South  $0^{\circ}29'11''$  West 740.00 feet to the South line of said Section 34, said point also being on the Township line; thence North  $89^{\circ}30'15''$  West along said South line of Section 34, 33.00 feet to the South Quarter corner of Section 34, Township 35 South, Range 12 West; thence North  $89^{\circ}26'28''$  West along said South line of Section 34, 1117.39 feet to a point on the Northeasterly Right-of-Way of a County Road and a point on a curve to the right; Curve Data: Delta =  $19^{\circ}54'42''$  Radius = 5679.70 feet Tangent = 996.97 feet; thence along the arc of said curve to the right 1973.83 feet to the P.T. of said curve; thence North  $20^{\circ}13'22''$  West along said right of way 329.47 feet to the P.C. of a curve to the left; Curve Data: Delta =  $10^{\circ}00'15''$  Range = 2914.90 feet Tangent = 255.13 feet; thence along the arc of said curve to the left 508.96 feet; thence North  $30^{\circ}07'06''$  West along said Right of Way line 347.20 feet to the P.C. of a non-tangent curve to the right with a radius of 1382.39 feet, a distance of 57.42 feet (chord bearing North  $29^{\circ}23'30''$  West 57.42 feet) to a point on the West line of said Section 34; thence North  $0^{\circ}40'32''$  East along said West Section line 2524.92 feet to the point of beginning.

SUBJECT TO an easement for ingress, egress and utilities purposes over the South 66 feet of said property and 33 feet on each side of a centerline beginning at the South Quarter Corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian and running thence North  $0^{\circ}29'11''$  East along the Quarter Section line 740 feet to end.

Tax Serial No. E-144-4.

Account No. 344389.

PARCEL 2:

At a point of beginning South  $88^{\circ}48'38''$  East 1359.65 feet from the Northwest corner of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian and running thence South  $0^{\circ}34'53''$  West 3230.07 feet to the P.C. Of a curve to the left; CURVE DATA: DELTA=  $89^{\circ}47'55''$  RADIUS= 20.0 feet Tangent= 19.93 feet; thence along the arc of said curve 31.35 feet to the P.T.; thence South  $89^{\circ}13'02''$  East 643.07 feet; thence South  $0^{\circ}32'02''$  West 1318.58 feet; thence South  $89^{\circ}22'00''$  East 670.02 feet; thence South  $0^{\circ}29' 11''$  West 740.00 feet to the South line of said Section 34; thence South  $89^{\circ}41'12''$  East 1336.2 feet ; more or less, to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 34; thence North  $0^{\circ}23'24''$  East to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence North  $88^{\circ}48'38''$  West to the point of beginning.

EXCEPTING THEREFROM the following described property: Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian, and running thence South  $0^{\circ}23'24''$  West along the East line of said Northwest Quarter of the Northeast Quarter 958.97 feet to the North line of existing railroad right of way; thence North  $43^{\circ}32'22''$  West along said North right of way line 1349.68 feet to a point of the North line of said Northwest Quarter Northeast Quarter of said Section 34; thence South  $88^{\circ}48'38''$  East along said North line 936.47 feet to the point of beginning.

EXCEPTING THEREFROM the following described property deeded to Los Angeles and Salt Lake Railroad Company: A strip of land 100 feet wide, being 50 feet on each side of and measured at right angles to, the following described center line, and prolongation thereof, of the Los Angeles & Salt Lake Railroad (Cedar City Branch): Beginning at a point on the Northerly line of Section 34, Township 35 South, Range 12 West, Salt Lake Base and Meridian, said point being 2322 feet, more or less, Westerly from the Northeast corner of said Section; thence South  $43^{\circ}08'$  East 1451.0 feet more or less to a point on the Easterly line of the West half of the Northeast Quarter of said Section, said point being 1022.4 feet, more of less, Southerly from the Northeast corner of said West half of Northeast Quarter of Section 34.

Tax Serial No. E-144.

Account No. 148046.

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