

SODERBY LTD and WAYNE JOHNSON  
2951 North Fairfield Road  
Layton, Utah 84041  
BTC #117272

# Special Warranty Deed

**JACK B. PARSON COMPANIES,** a corporation  
organized and existing under the laws of the State of Utah, with its principal office at  
**Ogden**, of County of **Weber**, State of Utah,  
grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to  
**SODERBY LTD, as to an undivided two-thirds interest, and**  
**WAYNE JOHNSON, as to an undivided one-third interest,** grantee  
of **2951 North Fairfield Road, Layton, Utah 84041** for the sum of  
**TEN DOLLARS and other good and valuable considerations - - - - -** DOLLARS  
the following described tract of land in **Morgan** County,  
State of Utah:


SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

SUBJECT TO easements, restrictions and reservations of record and  
to the general property taxes for the year 2007 and thereafter.

Tax ID No. 03-005-041 and Serial No. 00-0003-3892

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized  
under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by  
a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized  
officers. this **14th** day of **March**, A.D. 2007.

**JACK B. PARSON COMPANIES**  
By   
**RANDY ANDERSON** Vice-President.

STATE OF UTAH  
COUNTY OF DAVIS

} ss.

On the **16th** day of **March**, **A.D., 2007**, personally appeared before me  
**RANDY ANDERSON**,  
who being by me duly sworn, did say, each for himself, that he, the said **RANDY ANDERSON**  
is the **vice-president**,  
of **JACK B. PARSON COMPANIES**, and that the within and foregoing  
instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said  
**RANDY ANDERSON**  
duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of the said  
corporation.



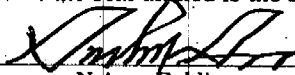
  
Notary Public

Exhibit "A"

Part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian: Beginning at the West Quarter corner of said Section 25 and running thence East along the South line of said Northwest Quarter 1584 feet to a point 264 feet East from the Southeast Corner of the Southwest Quarter of said Northwest Quarter; thence North  $2^{\circ}$  West to a point North  $85^{\circ}25'$  East 81 feet and South  $80^{\circ}10'$  East 306.10 feet from a point which bears East 1184.3 feet and North 431.6 feet from said West Quarter Corner; thence North  $80^{\circ}10'$  West 306.10 feet; thence South  $85^{\circ}25'$  West 233.5 feet; thence South  $63^{\circ}45'$  West 577.6 feet, more or less, to a point East 497 feet from the Quarter Section line; thence West 497 feet; thence South  $0^{\circ}16'$  West 155.8 feet along the Quarter Section line to the point of beginning.

Excepting therefrom:

Part of the Northwest Quarter of Section 25 and part of the Northeast Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point North  $0^{\circ}08'$  East 155.1 feet along the Section line from the East Quarter corner of Section 26; running thence North  $89^{\circ}52'30''$  West 188.6 feet along the South line of the Mack Allen Kingston and Dorothy Kingston property; thence South  $77^{\circ}30'$  West 457.06 feet to a point due North of a point 635 feet West from the East Quarter corner of said Section 26; thence South 56.87 feet to a point West of the East Quarter Corner of said Section 26; thence East 1117.5 feet; thence North 155.1 feet to a point which is East 482.5 feet along the South line of the aforesaid Kingston property from the point of beginning; thence West 482.5 feet to the point of beginning.

Reserving an easement for ingress and egress along the Existing Access in a width of thirty-three (33) feet. Approximate location of the East line of said right of way described as: Beginning at a point located East 1167.8 feet and North 430.3 feet and South  $85^{\circ}25'$  West 136.0 feet and South  $63^{\circ}45'$  West 47.6 feet from the West Quarter corner of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, thence Southerly 120 feet; thence Easterly to a point 220 feet West of the East line of the above described Property; thence Southerly to the South line of said above described Property. Said Easement shall automatically terminate upon dedication of a public road stubbed to the Property Adjacent to the South in the approximate location as the Existing Access, and may or may not follow the same alignment of the Existing Access as described above.