

When Recorded mail to:
Steven L. Nielsen
177 East Oakridge Drive
Bountiful, Utah 84010

ENT 123184:2002 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Oct 18 11:48 am FEE 12.00 BY SN
RECORDED FOR FIRST AMERICAN TITLE CO

Escrow No.: 138282NM

[PARCEL ID #: 39-019-0009]

Warranty Deed

Robert Grant Farrer and Donna Lee Farrer, husband and wife, as joint tenants with full rights of survivorship, GRANTORS, of Salt Lake County, State of Utah, hereby conveys and warrants to Utah Valley Custard, L.C., a Utah limited liability company, GRANTEE, of Salt Lake County, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Utah, State of Utah:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

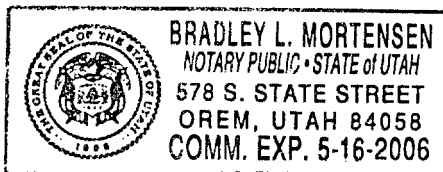
SUBJECT TO all easements, covenants, restrictions, rights-of-way and reservations appearing of record, and taxes for the year 2002, and thereafter.

WITNESS the hand of said GRANTOR, this 17 day of October, A.D., 2002

Robert Grant Farrer
Robert Grant Farrer
Donna Lee Farrer
Donna Lee Farrer

STATE OF UTAH)
)ss.
County of Utah)

On the 12 day of October, 2002, personally appeared before me Robert Grant Farrer and Donna Lee Farrer the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Bradley L. Mortensen
NOTARY PUBLIC
My Commission Expires: 5-16-06

Exhibit "A"

Beginning at the Southeast Corner of Block 3, FRUITLAND TOWNSITE, a Subdivision of part of Section 10, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 18°28' West along the Westerly right of way line of State Highway U.S. 91, a distance of 709.30 feet to the point of beginning; thence South 71°32' West 120 feet; thence North 18°28' West 141 feet; thence North 71°32' East 120 feet; thence South 18°28' East 141 feet to the point of beginning.