

F-D21747
WHEN RECORDED MAIL TO:
PRIMEHOLDINGS.COM, INC.
1890 West 4000 South
Roy, UT 84067

WARRANTY DEED

CC PARTNERSHIP, GRANTOR, of Ogden City, County of Weber, State of Utah, hereby conveys and warrants to PRIMEHOLDINGS.COM, INC., GRANTEE, of 1890 West 4000 South, Roy, Utah, 84067, for the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the following tract of land in Weber County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS the hand of said Grantor this 4th day of October, 2000.

CC PARTNERSHIP, a Utah General Partnership,
by Its General Partners:

FRED M. NYE CO.

By: Jay C Nye
Its President

NYE REALTY CO.

By: Alan L. Nye
Its President

HURST REALTY & MERCANTILE CO.

By: Alan L. Nye
Its President

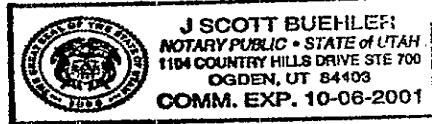
STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

E# 1730630 BK2095 PG709
DOUG CROFTS, WEBER COUNTY RECORDER
05-OCT-00 115 PM FEE \$14.00 DEP JPM
REC FOR: FOUNDERS.TITLE

On this 4 day of October, 2000, personally appeared before me Alan Nye, the signer of the within instrument, who duly acknowledged to me that he is the President of Nye Realty Co. and Hurst Realty & Mercantile Co., and that he executed the foregoing instrument for and on behalf of said entities.

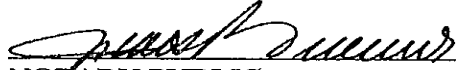
J Scott Buehler
NOTARY PUBLIC

WARRANTY DEED
CC Partnership, Grantor
Primeholdings.com, Inc., Grantee

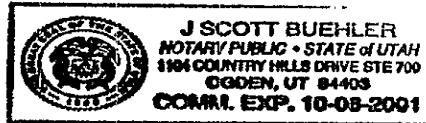


STATE OF UTAH)
 : ss.
COUNTY OF WEBER)

On this 4 day of October, 2000, personally appeared before me Jay Nye, the signer of the within instrument, who duly acknowledged to me that he is the President of Fred M. Nye Co., and that he executed the foregoing instrument for and on behalf of said entity.



NOTARY PUBLIC



WARRANTY DEED
CC Partnership, Grantor
Primeholdings.com, Inc., Grantee

E# 1730630 BK2095 PG7 10

EXHIBIT "A"

Parcel 1:

A part of the Southwest Quarter of Section 1, Township 5 North, Range 2 West, Salt Lake Base and Meridian, described as follows:

Lot "A":

Beginning at a point on the North line of 4000 South Street, said point being North 89°52'03" East 164.10 feet and North 00°41'19" East 33.00 feet from the Southwest corner of said Section 1; (basis of bearing being the line bearing North 00°18'33" East between the Southwest corner and the Northwest corner of said Section), and running thence North 00°41'19" East 185.94 feet; thence South 89°18'41" East 3.50 feet; thence North 00°09'09" East 47.00 feet; thence North 87°39'53" East 15.28 feet; thence North 00°45'55" West 5.81 feet; thence South 89°41'27" East 219.20 feet; thence South 00°52'57" West 208.26 feet; thence South 89°52'03" West 20.23 feet; thence South 00°52'57" West 29.35 feet to the North line of said 4000 South Street; thence South 89°52'03" West 216.46 feet along said North line to the point of beginning.

{for deed only} Contains 1.28 acres, more or less.

Beneficial Easement to Lot "A":

A non-exclusive easement for Ingress and Egress over and across the following parcel of land:

Beginning at a point on the North line of 4000 South Street, said point being North 89°52'03" East 164.10 feet and North 00°41'19" East 33.00 feet from the Southwest corner of said Section 1; (basis of bearing being the line bearing North 00°18'33" East between the Southwest corner and the Northwest corner of said Section), and running thence South 89° 52' 03" West 32.00 feet along the North line of 4000 South Street; thence North 00° 07' 57" West 82.07 feet; thence South 89° 18' 43" East 33.17 feet to the West line of Lot "A" shown hereinabove; South 00°41'19" West 81.60 feet to the North line of said 4000 South Street and the point of beginning.

08-001-0012

Reserving to the Grantor a Non-exclusive Easement over and across Lot "A":

EASEMENT DESC. IN ERROR

A non-exclusive easement for Ingress and Egress over and across the following parcel of land:

Beginning at a point on the North line of 4000 South Street, said point being North 89°52'03" East 164.10 feet, North 00°41'19" East 33.00 feet and North 89° 52' 03" East along the North line of 4000 South Street from the Southwest corner of said Section 1; (basis of bearing being the line bearing North 00°18'33" East between the Southwest corner and the Northwest corner of said Section), and running thence South 89°52'03" West 31.35 feet along said North line; thence North 00° 07' 57" West 57.58 feet; thence South 89° 09' 03" East 51.59 feet to the East line of Lot "A"; thence South 00°52'57" West 27.34 feet; thence South 89°52'03" West 20.23 feet; thence South 00°52'57" West 29.35 feet to the North line of said 4000 South Street and the point of beginning.

For informational purposes only: Tax Sidwell No. 08-001-0012.

E# 1730430 BK2095 PG711