

T/N # Part of 05-081-0011
FILE # 16297

Entry 2007005120
Book 1030 Page 451-453 \$14.00
02-MAY-07 04:39
RANDY SIMMONS
RECORDER, UINTAH COUNTY, UTAH
ADVANCED TITLE CO INC
71 N 100 W VERNAL, UT 84078
Rec By: SYLENE ACCUTTOROOP, DEPUTY

WARRANTY DEED

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KIRK B. HANBERG and SUSAN L. HANBERG, husband and wife as Grantors
of Vernal, County of Uintah, State of Utah, hereby CONVEYS AND WARRANTS to,
VERNAL TOWNE CENTER PARTNERS, LLC, a Nevada Limited Liability Company,
as Grantee

of 5850 CANOGA AVENUE #650, WOODLAND HILLS CA 91367 for the sum of
Ten and No/100 and other good and valuable consideration-----DOLLARS
the following described tract of land in Uintah County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Granters hereby reserve a 10 foot irrigation easement along the south line of lot as described in exhibit "B".

TOGETHER with all improvements and appurtenances thereunto belonging.

WITNESS the hands of said grantors, this 2nd day of May, 2007.

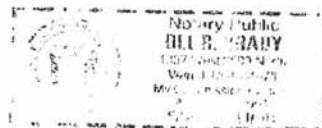
Kirk B Hanberg
KIRK B. HANBERG
Susan L Hanberg
SUSAN L. HANBERG

STATE OF UTAH }
COUNTY OF UINTAH } ss.

On this 2nd day of May, A.D., 2007, personally appeared before me, KIRK B. HANBERG and SUSAN L. HANBERG, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission Expires: 8/10/2009
16297.wd

[Signature]
Notary Public
Residing at: *[Signature]*



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EXHIBIT "A"

Parcel 1:

Beginning at a point on the West line of the Southeast quarter of Section 28, Township 4 South, Range 21 East, Salt Lake Base and Meridian which bears N 02°23'02"W 220.00 feet from the South quarter corner of said Section, thence N 02°23'02"W along the said West line of the Southeast quarter 440.00 feet to the Southwest corner of the Northwest quarter Southwest quarter Southeast quarter of said Section; thence N 88°04'33"E along the South line of the Northwest quarter Southwest quarter Southeast quarter of said Section 254.00 feet; thence S 02°23'02"E parallel with the said West line of the Southeast quarter 440.00 feet; thence S 88°00'48"W parallel with the said South line of the Southeast quarter 254.00 feet to the point of beginning. Basis of bearings is the South line of the Southwest quarter of said Section which is taken from the County Surveyor's control map to bear N 88°01'05"E.

Parcel 2:

Beginning at a point on the West line of the Southeast quarter of Section 28, Township 4 South, Range 21 East, Salt Lake Base and Meridian which bears N 02°23'02"W 660.00 feet from the South quarter corner of said Section, thence N 02°23'02"W along the said West line of the Southeast quarter 1.91 feet to the Southwest corner of the Northwest quarter Southwest quarter Southeast quarter of said Section; thence N 88°04'33"E along the South line of the Northwest quarter Southwest quarter Southeast quarter of said Section 254.00 feet; thence S 02°23'02"E parallel with the said West line of the Southeast quarter 1.63 feet; thence S 88°00'48"W parallel with the said South line of the Southeast quarter 254.00 feet to the point of beginning. Basis of bearings is the South line of the Southwest quarter of said Section which is taken from the County Surveyor's control map to bear N 88°01'05"E.

EXHIBIT "B"

A 10' WIDE STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN WHICH BEARS N02°23'02"W 220.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE N02°23'02"W ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER 10.00 FEET; THENCE N88°00'48"E PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 254.00 FEET; THENCE S02°23'02"E PARALLEL WITH THE SAID WEST LINE OF THE SOUTHEAST QUARTER 10.00 FEET; THENCE S88°00'48"W PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHEAST QUARTER 254.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A TEMPORARY EASEMENT FOR CONSTRUCTION PURPOSES OVER A STRIP OF LAND 10 FEET WIDE, THE SOUTHERLY LINE OF WHICH IS THE NORTHERLY LINE OF THE HEREIN ABOVE DESCRIBED STRIP.