

GRANTEE'S ADDRESS

PO Box 595

Sandy, UT, 84070

SPECIAL WARRANTY DEED (CORPORATE FORM)

KEYSOR CENTURY CORPORATION, A CALIFORNIA CORPORATION, a corporation organized and existing under the laws of the State of Utah, with its principal office at SAUGUS, County of LOS ANGELES, State of Utah grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to NORMAN RAYMOND HAWTHORNE grantee of SANDY, County of, State of for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS, the following described tract of land in SUMMIT County, State of Utah:

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

RED NOTE - NB 357002 ASSOCIATED TITLE CO. 92 APR - 7 PM 2: 08 ALAN STEPHENS SUMMIT COUNTY RECORDER

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY CURRENTLY OF RECORD, AND GENERAL PROPERTY TAXES FOR THE YEAR 1991 AND THEREAFTER. 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 seal to be hereunto affixed by its duly authorized officers this 02 day of April

Attest:

LOS ANGELES

Signature of Secretary

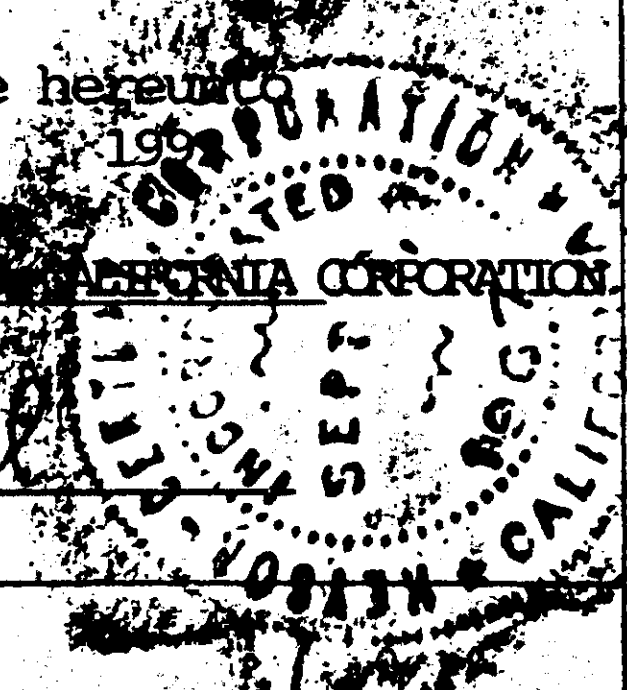
Secretary

KEYSOR CENTURY CORPORATION, A CALIFORNIA CORPORATION

By

Signature of President

President



STATE OF CALIFORNIA County of LOS ANGELES

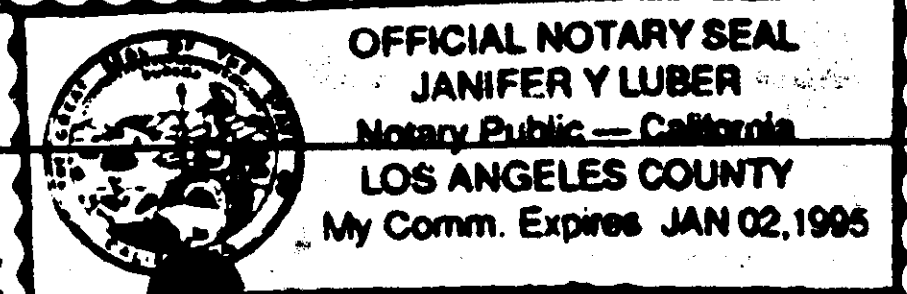
On APRIL 2, 1992, personally appeared before me HOWARD L. HILL who being by me duly sworn did say, each himself, that he, the said HOWARD L. HILL is the president, and he, the said PRESIDENT and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said KATHRYN SMITH and HOWARD L. HILL each duly acknowledged to me that said corporation executed the same and that the seal is the seal of said corporation.

My Commission Expires:

1-2-95

Residing at:

Signature of Notary: Janifer Y. Lubber 30015 LAKEMORE CANYON COUNTRY, CA



E X H I B I T A

LEGAL DESCRIPTION

The land referred to is situated in Summit, and is described as follows:

A PARCEL OF LAND LYING WITHIN SECTION 12 AND 13, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

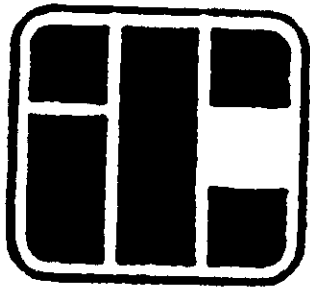
COMMENCE AT A 2 INCH DIAMETER IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 46 MINUTES 08 SECONDS WEST, A DISTANCE OF 4471.97 FEET ALONG THE SECTION LINE; THENCE WEST, A DISTANCE OF 3847.81 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 03 DEGREES 08 MINUTES 21 SECONDS EAST, A DISTANCE OF 1953.08 FEET; TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 116 DEGREES 51 MINUTES 49 SECONDS, SAID POINT ALSO BEING ON THE CENTER OF A 60 FOOT RIGHT OF WAY; THENCE ALONG SAID CENTERLINE THE FOLLOWING 5 COURSES: NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, FROM WHICH THE LOCAL TANGENT AT THE BEGINNING POINT BEARS NORTH 36 DEGREES 52 MINUTES 03 SECONDS EAST, A DISTANCE OF 407.93 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 84 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 340.81 FEET TO THE CURVE'S END, SOUTH 26 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 162.59 FEET; TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 197.09 FEET AND A CENTRAL ANGLE OF 50 DEGREES 00 MINUTES 00 SECONDS, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 172.00 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 51 DEGREES 16 MINUTES 08 SECONDS EAST, A DISTANCE OF 166.59 FEET; TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1036.50 FEET AND A CENTRAL ANGLE OF 13 DEGREES 00 MINUTES 00 SECONDS, EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 235.17 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 82 DEGREES 46 MINUTES 08 SECONDS EAST, A DISTANCE OF 234.67 FEET; TO A POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 15 DEGREES 33 MINUTES 43 SECONDS, AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 149.38 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 148.93 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE LEAVING SAID CENTERLINE SOUTH 02 DEGREES 51 MINUTES 11 SECONDS WEST, A DISTANCE OF 1764.03 FEET; THENCE NORTH 83 DEGREES 39 MINUTES 56 SECONDS WEST, A DISTANCE OF 946.80 FEET, TO THE POINT OF BEGINNING.

PROPERTY IS SUBJECT TO AND AFFECTED BY 30 FEET OF A 60 FOOT RIGHT OF WAY WHERE DESCRIBED ABOVE. ALSO, TOGETHER WITH AND SUBJECT TO A 60 FOOT RIGHT OF WAY(S) DESIGNATED AS RIGHT OF WAY(S) "C" AND "D".

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION OF RIGHT OF WAY(S).

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ORDER NO. 16067



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EXHIBIT "A"

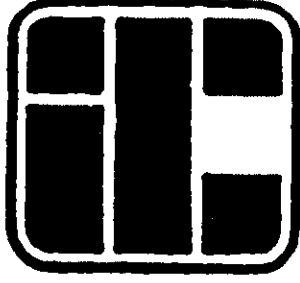
September 17, 1991

Garff Ranches
Right of Way "C"

A 60 foot right of way, 30 feet each side of
the following described centerline.

Beginning at a point of access opposite Highway Station 490 + 58.00 as described by Warranty Deed in Book 462, Page 734 of official records, said point also being S. $89^{\circ} 11' 29''$ W. 2450.17 feet along the South line of Section 13 from a 2" pipe marking the Southeast corner of said Section 13, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence N. $18^{\circ} 59' 54''$ W. 189.21 feet to a point on a 600.00 foot radius curve to the right (radius bears N. $71^{\circ} 00' 06''$ E.); thence along the arc of said curve 140.93 feet; thence N. $5^{\circ} 32' 27''$ W. 227.25 feet to a point on a 410.99 foot radius curve to the left (radius bears S. $84^{\circ} 27' 33''$ W.); thence along the arc of said curve 308.56 feet to a point on a 512.95 foot radius curve to the right (radius bears N. $41^{\circ} 26' 35''$ E.); thence along the arc of said curve 313.76 feet; thence N. $13^{\circ} 30' 37''$ W. 342.92 feet; thence N. $84^{\circ} 27' 33''$ E. 89.77 feet to a point on a 115.81 foot radius curve to the left (radius bears N. $5^{\circ} 32' 27''$ W.); thence along the arc of said curve 111.09 feet to a point on a 110.16 foot radius curve to the right (radius bears S. $60^{\circ} 29' 56''$ E.); thence along the arc of said curve 110.24 feet; thence N. $86^{\circ} 50' 26''$ E. 241.69 feet; thence N. $3^{\circ} 09' 34''$ W. 432.41 feet to a point on a 100.00 foot radius curve to the right (radius bears N. $86^{\circ} 50' 26''$ E.); thence along the arc of said curve 118.28 feet; thence N. $64^{\circ} 36' 32''$ E. 451.88 feet to a point on a 250.00 foot radius curve to the right (radius bears S. $25^{\circ} 23' 28''$ E.); thence along the arc of said curve 62.10 feet; thence N. $78^{\circ} 50' 26''$ E. 285.31 feet to a point on a 200.00 foot radius curve to the left (radius bears N. $11^{\circ} 09' 34''$ W.); thence along the arc of said curve 87.27 feet; thence N. $53^{\circ} 50' 26''$ E. 368.08 feet to a point on a 200.00 foot radius curve to the left (radius bears N. $36^{\circ} 09' 34''$ W.); thence along the arc of said curve 129.15 feet; thence N. $16^{\circ} 50' 26''$ E. 448.64 feet to a point on a 600.00 foot radius curve to the left (radius bears N. $73^{\circ} 09' 34''$ W.); thence along the arc of said curve 184.40 feet; thence N. $0^{\circ} 46' 08''$ W. 2527.40 feet to a point on a 400.00 foot radius curve to the left (radius bears S. $89^{\circ} 13' 52''$ W.); thence along the arc of said curve 230.38 feet; thence N. $33^{\circ} 46' 08''$ W. 183.03 feet to a point on a 400.00 foot radius curve to the right (radius bears N. $56^{\circ} 13' 52''$ E.); thence along the arc of said curve 230.38 feet;

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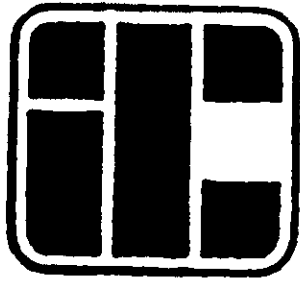
EXHIBIT "A"

thence N. $0^{\circ} 46' 08''$ W. 221.51 feet to a point on a 244.04 foot radius curve to the left (radius bears S. $89^{\circ} 13' 52''$ W.); thence along the arc of said curve 283.24 feet to the terminus of said right of way "C".

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION AND MAINTENANCE.

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PARK MEADOWS PLAZA, 1500 KEARNS BLVD., SUITE A100 PARK CITY, UTAH 84060 (801) 649-7694/SLC Tel. 532-6428



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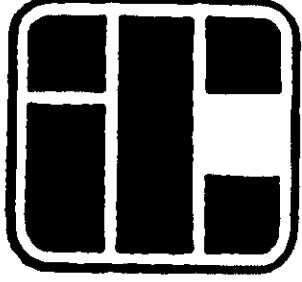
EXHIBIT "A"

GARFF RANCHES RIGHT OF WAY "D"

A parcel of land lying 30 feet each side of the following alignment, and lying within Section 12 and 13, Township 2 South, Range 5 East, SUMMIT COUNTY, UTAH, more particularly described as follows:

Commence at a rebar marking the Southeast corner of Section 14 (Basis of bearings is North 89 11' 29" East between said rebar and a 2" iron pipe marking the Southeast corner of Section 13); thence S 89°38'30" W, a distance of 283.85 feet; thence North, a distance of 2917.51 feet, to the POINT OF BEGINNING and terminus of right of way "B"; thence N 61°29'47" E, a distance of 34.22 feet; to the beginning of a curve, concave Northwesterly, having a radius of 200.00 feet and a central angle of 51°10'43", thence Northeasterly along the arc of said curve to the left, a distance of 178.65 feet, said arc subtended by a chord which bears N 35°54'25" E, a distance of 172.77 feet to the curve's end; thence N 10°19'04" E, a distance of 480.78 feet; to the beginning of a curve, concave Westerly, having a radius of 378.12 feet and a central angle of 11°37'27", thence Northerly along the arc of said curve to the left, a distance of 76.71 feet, said arc subtended by a chord which bears N 04°30'20" E, a distance of 76.58 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 169.64 feet and a central angle of 22°09'52", thence Northerly along the arc of said curve to the right, a distance of 65.62 feet, said arc subtended by a chord which bears N 09°46'33" E, a distance of 65.22 feet to the curve's end; thence N 20°51'29" E, a distance of 176.08 feet; to the beginning of a curve, concave Westerly, having a radius of 319.57 feet and a central angle of 30°04'35", thence Northerly along the arc of said curve to the left, a distance of 167.75 feet, said arc subtended by a chord which bears N 05°49'11" E, a distance of 165.83 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 135.00 feet and a central angle of 24°48'18", thence Northerly along the arc of said curve to the right, a distance of 58.45 feet, said arc subtended by a chord which bears N 03°11'03" E, a distance of 57.99 feet; to a point of reverse curvature with a curve, concave Westerly, having a radius of 437.91 feet and a central angle of 22°55'21", thence Northerly along the arc of said curve to the left, a distance of 175.19 feet, said arc subtended by a chord which bears N 04°07'31" E, a distance of 174.03 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 200.00 feet and a central angle of 33°30'00", thence Northerly along the arc of said curve to the right, a distance of 116.94 feet, said arc subtended by a chord which bears N 09°24'51" E, a distance of 115.28 feet; to a point of reverse curvature with a curve, concave Westerly, having a radius of 200.00 feet and a central angle of 26°00'00", thence Northeasterly along the arc of said curve to the left, a distance of 90.76 feet, said arc subtended by a chord which bears N 13°09'51" E, a distance of 89.98 feet; to a point of reverse curvature

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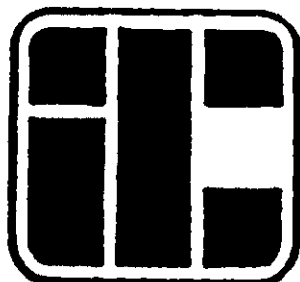


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with a curve, concave Easterly, having a radius of 304.03 feet and a central angle of $27^{\circ}42'54''$, thence Northerly along the arc of said curve to the right, a distance of 147.06 feet, said arc subtended by a chord which bears $N 14^{\circ}01'18'' E$, a distance of 145.63 feet to the curve's end; thence $N 27^{\circ}52'45'' E$, a distance of 198.50 feet; to the beginning of a curve, concave Westerly, having a radius of 900.00 feet and a central angle of $19^{\circ}29'45''$, thence Northeasterly along the arc of said curve to the left, a distance of 306.24 feet, said arc subtended by a chord which bears $N 18^{\circ}07'52'' E$, a distance of 304.76 feet to the curve's end; thence $N 08^{\circ}23'00'' E$, a distance of 150.43 feet; to the beginning of a curve, concave Westerly, having a radius of 1090.13 feet and a central angle of $18^{\circ}14'57''$, thence Northerly along the arc of said curve to the left, a distance of 347.21 feet, said arc subtended by a chord which bears $N 00^{\circ}44'29'' W$, a distance of 345.75 feet; to a point of reverse curvature with a curve, concave Easterly, having a radius of 484.98 feet and a central angle of $39^{\circ}42'05''$, thence Northerly along the arc of said curve to the right, a distance of 336.05 feet, said arc subtended by a chord which bears $N 09^{\circ}59'06'' E$, a distance of 329.37 feet to the curve's end; thence $N 29^{\circ}50'08'' E$, a distance of 349.16 feet; to the beginning of a curve, concave Southerly, having a radius of 250.00 feet and a central angle of $92^{\circ}10'11''$, thence Northeasterly along the arc of said curve to the right, a distance of 402.17 feet, said arc subtended by a chord which bears $N 75^{\circ}55'14'' E$, a distance of 360.18 feet to the curve's end; thence $S 57^{\circ}59'41'' E$, a distance of 90.53 feet; to the beginning of a curve, concave Northerly, having a radius of 235.00 feet and a central angle of $85^{\circ}08'16''$, thence Southeasterly along the arc of said curve to the left, a distance of 349.19 feet, said arc subtended by a chord which bears $N 79^{\circ}26'11'' E$, a distance of 317.94 feet to the curve's end; thence $N 36^{\circ}52'03'' E$, a distance of 277.39 feet; to the beginning of a curve, concave Southerly, having a radius of 200.00 feet and a central angle of $116^{\circ}51'49''$, thence Northeasterly along the arc of said curve to the right, a distance of 407.93 feet, said arc subtended by a chord which bears $S 84^{\circ}42'02'' E$, a distance of 340.81 feet to the curve's end; thence $S 26^{\circ}16'08'' E$, a distance of 162.59 feet; to the beginning of a curve, concave Northeasterly, having a radius of 197.09 feet and a central angle of $50^{\circ}00'00''$, thence Southeasterly along the arc of said curve to the left, a distance of 172.00 feet, said arc subtended by a chord which bears $S 51^{\circ}16'08'' E$, a distance of 166.59 feet; to a point of compound curvature with a curve, concave Northerly, having a radius of 1036.50 feet and a central angle of $13^{\circ}00'00''$, thence Easterly along the arc of said curve to the left, a distance of 235.17 feet, said arc subtended by a chord which bears $S 82^{\circ}46'08'' E$, a distance of 234.67 feet; to a point of compound curvature with a curve, concave Northerly, having a radius of 550.00 feet and a central angle of $24^{\circ}00'00''$, thence Easterly along the arc of said curve to the left, a distance of 230.38 feet, said arc subtended by a chord which bears $N 78^{\circ}43'52'' E$, a distance of 228.70 feet to the curve's end; thence $N 66^{\circ}43'52'' E$, a distance of 443.09 feet; to the beginning of a

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curve, concave Northwesterly, having a radius of 493.72 feet and a central angle of 15°00'00", thence Northeasterly along the arc of said curve to the left, a distance of 129.26 feet, said arc subtended by a chord which bears N 59°13'52" E, a distance of 128.89 feet; to a point of reverse curvature with a curve, concave Southerly, having a radius of 397.70 feet and a central angle of 37°30'00", thence Northeasterly along the arc of said curve to the right, a distance of 260.29 feet, said arc subtended by a chord which bears N 70°28'52" E, a distance of 255.67 feet; to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 482.90 feet and a central angle of 48°00'00", thence Easterly along the arc of said curve to the left, a distance of 404.55 feet, said arc subtended by a chord which bears N 65°13'52" E, a distance of 392.82 feet; to a point of compound curvature with a curve, concave Northwesterly, having a radius of 216.56 feet and a central angle of 28°30'00", thence Northeasterly along the arc of said curve to the left, a distance of 107.72 feet, said arc subtended by a chord which bears N 26°58'52" E, a distance of 106.62 feet; to a point of reverse curvature with a curve, concave Southeasterly, having a radius of 125.86 feet and a central angle of 100°00'00", thence Northerly along the arc of said curve to the right, a distance of 219.68 feet, said arc subtended by a chord which bears N 62°43'52" E, a distance of 192.84 feet to the curve's end, and the POINT OF TERMINUS. Said point also being the terminus of right of way "C".

THIS EASEMENT IS FOR ROAD, UTILITY CONSTRUCTION AND MAINTENANCE.

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