

CTC # 16220
When Recorded mail to:
Salem Capital, LLC
9071 South 1300 West #~~201~~ 104
West Jordan, Utah 84088
MAIL TAX NOTICE TO: GRANTEE

Space above this line for recording data.

WARRANTY DEED

Boulder Ranches Properties, LLC

GRANTOR(S)

of Provo, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

Salem Capital, LLC

GRANTEE(S)

of West Jordan, County of Salt Lake, STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN *Utah* COUNTY, STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2006 and thereafter.

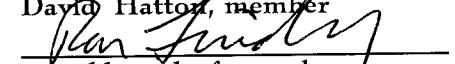
WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS July 12, 2006.

Boulder Ranches Properties, LLC

BY: SMART, LC

ITS: MEMBER


David Hatton, member


Ronald Lindorf, member

BY: LANDBANK 20/20, L.C.

ITS: MEMBER


David J. Hatton, member


Thone K. Hepler, member

State of Utah)
:ss

County of Utah)

On the 12th day of July, 2006 personally appeared before me, David Hatton and Ronald Lindorf as members of Smart, LC and David J. Hatton and Thone K. Heppler as members of Landbank 20/20, LC, who are the members of Boulder Ranches Properties, LC, the signers of the within instrument who duly acknowledged to me that they signed the foregoing instrument for and in behalf of said limited liability company.

Susan Palmer
Notary Public

My commission expires: 8/27/08
Residing at: mapleton, Utah

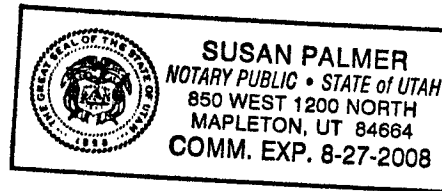


Exhibit "A"

Parcel 1: Commencing 13.80 chains South of the Northeast corner of Section 35, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence South 8.95 Chains; Thence West 11.75 Chains; Thence North 4.49 Chains; Thence North 55°00'00" East 7.75 Chains; Thence East 5.30 chains to the point of beginning. (25:064:0002)

Parcel 2: Commencing at a point 22.75 chains South and 51.73 chains West of the Northeast Corner of the Northwest Quarter of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence North 4.49 Chains; Thence South 55°00'00" West 25.69 chains; Thence South 89°22'00" East 33.68 chains; Thence North 5 Chains; thence East Thence East 20.25 chains; Thence North 5.09 Chains; Thence South 89°36'00" West 32.89 chains to the point of beginning. (25:064:0008)

Parcel 3: Commencing 23.73 chains South and .25 chains West of the Northeast Corner of the Northwest Quarter of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence South 5.12 chains; thence North 89°22'00" West 19.95 chains; to the point of beginning.
(25:067:0006)

Parcel 4: Commencing 13.80 chains South and 1.80 chains West of the Northeast Corner of the Northwest Quarter of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence West 38.20 chains; Thence South 8.95 chains; Thence East 40 chains; thence North 1.45 chains; thence North 13°30' 00" West 7.71 chains to the point of beginning.
(25:067:0007)

Parcel 5: Beginning North 6.48 chains and West 20.25 chains of the Southeast Corner of the Northwest Quarter of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian; Thence North 5 chains; thence West 20 chains; thence South 5 chains, thence East 20 chains to the point of beginning. (25:067:0013)