

WHEN RECORDED MAIL TO:

Joseph Rousseau
6466 North Highland
Morgan, Utah, 84050

E 095951 R 205 P 0833
Date 13-MAY-2004 4:07pm
Fee: 21.00 Check
BRENDA NELSON, Recorder
Filed By NPS
For BONNEVILLE TITLE CO
MORGAN COUNTY

MAIL TAX STATEMENTS TO:

Joseph Rousseau
6466 North Highland
Morgan, Utah, 84050

WARRANTY DEED AND RESERVATION OF EASEMENT

BROWNING ARMS COMPANY, a corporation organized and existing under the laws of the State of Utah, with its principal office at One Browning Place, Morgan, Utah, 84050, grantor, hereby CONVEYS or GRANTS and WARRANTS TO JOSEPH ROUSSEAU and SIMONE ROUSSEAU, husband and wife as joint tenants with full rights of survivorship, whose current address is 6466 North Highland, Morgan, Utah, 84050, grantee, the real property located in Morgan County, Utah, as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property")

The Property shall include any culinary water rights associated with that certain well located on the Property provided that Grantor makes no representation as to the usefulness of such well or the validity of any rights related thereto. The Property shall not include any rights to, or the use of, any water flowing though the Northwest Irrigation Ditch located on the Property or any water for irrigation purposes.

Subject To: All taxes, assessments, charges, burdens, liens, appurtenances and all other exceptions to title of record as of the date of this Warranty Deed and Reservation of Easement; and

Excepting from such conveyance and reserving to Grantor, its successors in interest and its and their tenants, guests, customers and other designees, including but not limited to the shareholders of Northwest Irrigation Ditch, an affirmative, appurtenant perpetual easement, which easement shall be non-exclusive, for the purposes of ingress and egress to and from and to gain unlimited access to locate on the Property and to use the irrigation ditch located on the Property (including the right but not the obligation to repair and maintain said irrigation ditch) and for the purposes of ingress and egress to and from and otherwise traversing the Property to gain unlimited access to real property described in Exhibit "B" attached hereto and made a part hereof (the "Browning Property").

By his acceptance of delivery of this Warranty Deed and Reservation of Easement and its subsequent recording in the office of the Morgan County Recorder, State of Utah, Grantee agrees for himself and his successors in interest, heirs, executors, administrators,

personal representatives and assigns, that Grantee will maintain the irrigation ditch located upon the Property and cooperate with the shareholders of the Northwest Irrigation Ditch with respect to the operation of said irrigation ditch.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee and its assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances, and that it will warrant defend the same from all lawful claims whatsoever.

WITNESS THE HAND OF SAID GRANTOR this 30 day of April, 2004.

BROWNING ARMS COMPANY,
a Utah corporation

By: R. Kay Walker
Its: CEO

"Grantor"

STATE OF Utah)
COUNTY OF Weber : ss.

The foregoing instrument was acknowledged before me this 30 day of April, 2004, by R. Craig Walker, CEO of Browning Arms Company, a Utah corporation.


NOTARY PUBLIC

Residing at: Logan

My Commission Expires: 01 21 06

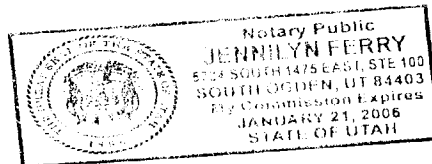


Exhibit "A"

Legal description of the Property

A part of the East half of the Northeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 25; running thence South 36 rods; thence East 33 rods; thence North 49 rods; thence West 33 rods; thence South 13 rods to beginning. Subject to existing rights of way. (03-005-038-01 and Part of 03-005-038)

Exhibit "B"

Legal description of the Browning Property

The Northeast Quarter of the Northeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian. (Containing 40.00 acres)

Including:

A part of the East half of the Northeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 25; running thence South 36 rods; thence East 33 rods; thence North 36 rods; thence West 33 rods to beginning. (Contains 7.42 acres)

Less and Excepting:

A part of the East half of the Northeast Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of said Section 25; running thence South 36 rods; thence East 33 rods; thence North 49 rods; thence West 33 rods; thence South 13 rods to beginning. Subject to existing rights of way. (03-005-038-01 and Part of 03-005-038)