

QUITCLAIM DEED

Assessor's Parcel No. for
this Parcel A - 002-280-07

KNOW ALL MEN BY THESE PRESENTS:

That the **Dean P. and Florence W. Thiriot Trust** (Grantor) forever QUITCLAIMS, REMISES, AND RELEASES to the **Beacon Group** (c/o Sherman B. Hinckley, General Partner, 2585 E. Kensington Avenue, Salt Lake City, Utah 84108-2417), its one-third undivided interest in the following described property:

This parcel is known as **Parcel A** of the Parcel Map recorded as Plat Book B, Page 308 of the Lincoln County Records, and is located in the SE ¼ SW ¼ Section 4, T 2 S, R 68 E, M.D. Base and Meridian in Lincoln County, Nevada, and is more particularly described as follows:

Beginning at a point on the north-south center of section line, * and from which the south quarter corner bears S 00°02'32" W 276.00';
Thence S 89°56'17" W 150.00' * along the north boundary of the North Hills Subdivision;
Thence S 00°02'47" W 11.00' * along the northerly boundary of the North Hills Subdivision;
Thence S 89°56'17" W 820.31' * along the north boundary of the North Hills Subdivision to the east boundary of the existing 50' wide county maintained road;
Thence continuing S 89°56'17" W 31.78' to the center of said county maintained road;
Thence continuing S 89°56'17" W 275.83' * from said road centerline;
Thence S 00°00'45" E 40.00' * along the northerly boundary of the North Hills Subdivision;
Thence S 89°56'32" W 53.45' to the 1/16th section line; *
Thence N 00°00'45" W 533.33' along the said 1/16th line to the center of a 40' easement for ingress, egress, and utilities in favor of the property on the west, which continues from the said county maintained road;
Thence continuing N 00°00'45" W 191.05' * to the northwest corner of Parcel A;
Thence N 89°57'35" E 725.65' to the center of the county maintained road, and continuing 28.47' to a witness corner at the east boundary of the said road;
Thence continuing N 89°57'35" E from the witness corner 577.90' * to the center of section line;
Thence S 00°02'32" W 672.88' to the point of beginning.
Containing 20.926 acres, more or less.
Subject to the county maintained 50' wide road, the centerline beginning of the south boundary of this parcel as described above;
Thence N 38°03'20" E 110.15';
Thence N 29°23'20" E 189.70';
Thence N 28°32'28" E 492.35' to the north boundary of this Parcel A.
Subject also to a 40' easement for ingress, egress, and utilities in favor of the property to the west, beginning at a point on the 1/16th section line, 191.05' south on the 1/16th line from the northwest corner of this parcel;
Thence N 85°22'08" E 127.58';

Thence S 85°33'05" E 135.08';
Thence S 61°30'56" E 73.35';
Thence S 53°33'21" E 209.88' to the existing county maintained road.
Subject also to various underground Panaca Farmstead Association culinary water pipelines of undetermined locations, their approximate locations shown.
Subject also to the 16' Panaca Big Springs irrigation pipeline easement, the approximate location of which is shown on the Parcel Map in the northwest corner of this parcel.

* = to a 5/8" rebar with cap stamped "L SMITH PLS 12751". The Basis of Bearing being the north-south center of section line being N 00°02'30" E.

End of description.

IN WITNESS WHEREOF, the Grantor has executed this deed, this June 26, 2000.

J. Steven Thiriot
J. Steven Thiriot, Co-Trustee

Joan T. Yockey
Joan T. Yockey, Co-Trustee

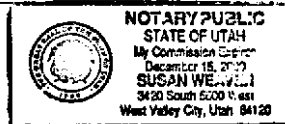
State of Utah
County of Salt Lake County

ACKNOWLEDGMENT

On this 26 day of June, 2000, before me, the undersigned Notary Public, personally appeared J. Steven Thiriot and Joan T. Yockey, who acknowledged the execution of the foregoing Quitclaim Deed, and who stated that any representations therein contained are true.

Witness my hand and Notary Stamp this 26 day of June, 2000.

Susan Weiland
Notary Public
My commission expires: 12-15-2000



NO. 114781

FILED AND RECORDED AT REQUEST OF
Parsons, Davies, Kinghorn & Peters July 6, 2000

At 32 MINUTES PAST 03 O'CLOCK
PM 149 OF OFFICIAL

RECORDS PAGE 189 LINCOLN
COUNTY, NEVADA.

Leslie Boucher
COUNTY RECORDER

By Debra Acers, Deputy

Lincoln County

858 East 250 South
Bountiful, Utah 84010
June 29, 2000

Lincoln County
c/o Leslie Boucher, Recorder and Auditor
P.O. Box 218
Pioche, Nevada 89043

Dear Ms. Boucher:

Enclosed are two notarized quitclaim deeds regarding three parcels of property located immediately north of the town of Panaca, Lincoln County, Nevada, which we are forwarding to you for recording by Lincoln County.

The property addressed by the two enclosed quitclaim deeds, has to this point in time, been owned jointly by the Beacon Group (c/o Sherman B. Hinckley, General Partner) and the Dean P. and Florence W. Thirirot Trust (Thirirot Trust). The Beacon Group owns a two-thirds undivided interest in the property and the Thirirot Trust owns a one-third undivided interest in the property. The undivided interests by the Beacon Group and the Thirirot Trust in this property are duly recorded on the records of Lincoln County. For many years the Beacon Group has been receiving the tax notices for this property and has assumed responsibility for paying those taxes. The purpose of these quitclaim deeds is to divide up the property between the two parties according to the above undivided interests. No consideration is being provided by or to either party for the division of this property. As far as we can determine, this division of property, according to Lincoln County's Real Property Transfer Tax Guide, constitutes a "Partition of Property - co-owner removes name from title - no consideration given", and is therefore exempt from real property transfer tax.

Would you please record both quitclaim deeds, then return the approved deeds as described below. The approved quitclaim deed signed by the Thirirot Trust needs to be returned to:

Beacon Group
c/o Sherman B. Hinckley
2585 Kensington Avenue
Salt Lake City, Utah 84108-2417

The approved quitclaim deed signed by the Beacon Group needs to be returned to:

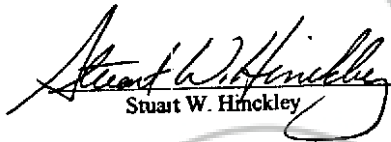
J. Steven Thirirot
858 East 250 South
Bountiful, Utah 84010

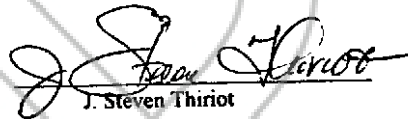
Enclosed are two personal checks, each made out to the "Lincoln County Recorder" for the amount of \$8, to cover the cost of recording both quitclaim deeds.

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If you have any questions or comments, please call Stuart Hinckley (801) 363-4300 or Steven Thiriot at (801) 292-3559.

Thank you for your services.

Sincerely,


Stuart W. Hinckley


J. Steven Thiriot

Enclosures