

FIDELITY NATIONAL TITLE AGENCY

After Recording, Return To:
Santa Rosa Development, Inc.
3799 East Catamount
Sandy, Utah 84092



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 07/07/04 1104
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2004-050970

Exempt
ARS-11-1134
A-1

SPECIAL WARRANTY DEED

NU-CO-BB-I, LLC, a Nevada limited liability company, grantor, hereby grants and conveys to SANTA ROSA DEVELOPMENT, INC., an Arizona corporation, grantee, for the sum of TEN and NO/100 DOLLARS, that real property located in Pinal County, State of Arizona, and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon (the "Property").

SUBJECT TO: Those easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record as of June 30, 2003.

Notwithstanding any warranty which may otherwise be implied from the use of any work, phrase or clause herein, grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

This Special Warranty Deed is executed and delivered effective June 30, 2003 to effectuate that certain Rescission and Settlement Agreement by and among grantor and grantee.

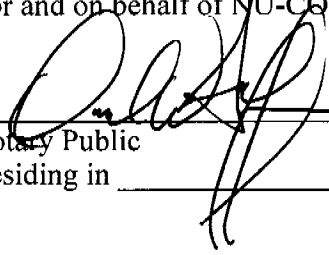
WITNESS the hand of said grantor, this 25th day of JUNE, 2004.

NU-CO-BB-I, LLC, a Nevada
limited liability company:

By Brent D. Butcher
Brent D. Butcher, Manager

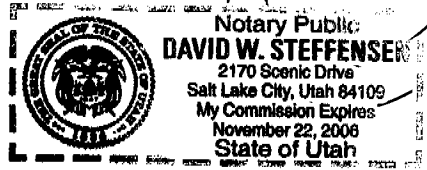
STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 25 day of Time, 2004, personally appeared before me Brent D. Butcher, the signer of the above instrument, who duly acknowledged to me that he is the manager of NU-CO-BB-I, LLC, and that he executed the same for and on behalf of NU-CO-BB-I, LLC.



Notary Public
Residing in _____

My Commission Expires:



NU-CO-BB-I, LLC

EXHIBIT "ONE"

That portion of the Northwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 34;

Thence North 89 degrees 24 minutes 54 seconds East, along the North line of said Section 34, a distance of 798.87 feet to the POINT OF BEGINNING;

Thence North 89 degrees 24 minutes 54 seconds East, a distance of 1852.18 feet to the North quarter corner of said Section 34;

Thence South 00 degrees 12 minutes 02 seconds West, along the North-South mid-section line, a distance of 2664.95 feet to the center of said Section 34;

Thence North 89 degrees 51 minutes 49 seconds West, along the East-West mid-section line, a distance of 2491.70 feet to a point on the East right-of-way line of Maricopa Road (state Route 347);

Thence North 00 degrees 40 minutes 29 seconds West, a distance of 1468.58 feet;

Thence North 89 degrees 19 minutes 28 seconds East, a distance of 10.00 feet;

Thence North 00 degrees 40 minutes 32 seconds West a distance of 454.76 feet;

Thence North 89 degrees 24 minutes 54 seconds East, a distance of 373.10 feet to the beginning of a tangent curve to the left having a radius of 200.00 feet;

Thence along an arc of said curve through a central angle of 46 degrees 35 minutes 45 seconds, a distance of 162.65 feet;

Thence North 40 degrees 10 minutes 09 seconds East, a distance of 367.92 feet to the beginning of a non-tangent curve to the North, the center point of which bears North 52 degrees 38 minutes 22 seconds East, 450.00 feet distant therefrom;

Thence Northerly, along the arc of said curve through a central angle of 36 degrees 41 minutes 06 seconds, a distance of 288.12 feet;

Thence North 00 degrees 40 minutes 32 seconds East, a distance of 100.00 feet to the POINT OF BEGINNING