

**When Recorded, Return To:**  
Kirton & McConkie  
Attn: Thomas K. Checketts  
60 East South Temple, Suite 1800  
Salt Lake City, Utah 84145-0120

E 2398677 B 4636 P 701-704  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/15/2008 2:04:00 PM  
FEE \$16.00 Pgs: 4  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE-NCS

(Space above for Recorder's use only)

### SPECIAL WARRANTY DEED

For value received, RONALD M. COWDRICK ("Grantor"), whose address is 2694 West 700 South, Syracuse, Utah 84075, hereby grants, conveys and warrants, against all claiming by, through or under Grantor, unto PROPERTY RESERVE, INC., a Utah nonprofit corporation ("Grantee"), whose address is 5 Triad Center, Suite 650, Salt Lake City, Utah 84180, all right, title and interest in the following described property situated in the County of Davis, State of Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

*[signatures and acknowledgment on following page]*

1065-349315

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 14  
day of OCT, 2008.

RONALD M. COWDRICK

Ronald M Cowdrick  
Ronald M. Cowdrick, an individual

STATE OF UTAH            )  
  :SS  
COUNTY OF Salt Lake )

On the 14<sup>th</sup> day of October, 2008, personally appeared before me Ronald M. Cowdrick, an individual, who being by me duly sworn, did say that he executed the foregoing.

WITNESS my hand and official seal.



[Signature]  
Notary Public for the  
State of Utah

EXHIBIT A

(Legal Description of the Property)

X BEGINNING AT A POINT NORTH 89°47'25" WEST 993.73 FEET ALONG THE SECTION LINE AND NORTH 00°12'35" EAST 322.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 4, (MONUMENT NOT IN PLACE) TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°47'25" WEST 127.00 FEET TO THE GRANTOR'S PROPERTY LINE AND RUNNING THE NEXT THREE CALLS ALONG SAID GRANTOR'S LINE: NORTH 00°12'35" EAST 363.62 FEET, SOUTH 89°47'25" EAST 127.00 FEET, SOUTH 00°12'35" WEST 363.62 FEET TO THE POINT OF BEGINNING, CONTAINING ~~1.06 ACRES.~~

*CE BY JJB 10-14-08*

**EXHIBIT B**

(Permitted Exceptions)

Taxes and assessments that come due following the date of delivery of this Special Warranty Deed.