

16/3

AFTER RECORDING RETURN TO:

(Dodge Realty)

Wm. Shane Topham  
CALLISTER NEBEKER & McCULLOUGH  
10 East South Temple, 9<sup>th</sup> Floor  
Salt Lake City, UT 84133

ENT 138340:2007 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2007 Sep 21 2:15 pm FEE 17.00 BY EO  
RECORDED FOR FIDELITY LAND & TITLE

### Special Warranty Deed

**FOR GOOD AND VALUABLE CONSIDERATION**, the receipt and legal sufficiency of which is hereby acknowledged, **BRENT L. BROWN**, an individual whose address is 1995 North University Parkway, Provo, UT 84604 ("*Grantor*"), hereby **conveys and warrants**, against all claiming by, through or under Grantor, to **BBD REAL ESTATE, LLC**, a Utah limited liability company whose address is 1995 North University Parkway, Provo, UT 84604 ("*Grantee*"), that certain improved real property that is located in Provo, Utah County, Utah, and that is particularly described on the exhibit that is annexed hereto (the "*Property*").

**DATED** 1 September 2007.


**GRANTOR:**



**BRENT L. BROWN**

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

On 12 September 2007, personally appeared before me **BRENT L. BROWN**, who duly acknowledged to me that he executed the foregoing instrument.

 **ANGIE DURFEY**  
NOTARY PUBLIC • STATE of UTAH  
775 WEST 1200 NORTH  
OREM, UTAH 84057  
COMM. EXPIRES 10-1-2008

  
NOTARY PUBLIC

WSTD\494086.1

10/01/08

## EXHIBIT "A"

### LEGAL DESCRIPTION

TAX ID: 19:069:0028

BEGINNING ON THE SOUTH RIGHT-OF-WAY LINE OF 1940 NORTH STREET WHICH POINT IS ALSO SOUTH 10°03'51" EAST 147.38 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING 6 COURSES AND DISTANCES: SOUTH 86°50'06" EAST 12.96 FEET TO A POINT ON A 12.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 12.48 FEET (CENTRAL ANGLE = 59°34'50", CHORD BEARS SOUTH 57°02'41" EAST 11.92 FEET) TO A POINT OF REVERSE CURVATURE ON A 67.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 174.97 FEET (CENTRAL ANGLE = 149°37'36", CHORD BEARS NORTH 77°55'56" EAST 129.32 FEET) TO A POINT ON A 10.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 15.16 FEET (CENTRAL ANGLE = 86°52'52", CHORD BEARS NORTH 46°33'34" EAST 13.75 FEET); THENCE DUE EAST 52.96 FEET TO THE START OF A 114.00 FOOT RADIUS CURVE TO THE LEFT THENCE ALONG THE ARC OF SAID CURVE 128.62 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF UNIVERSITY PARKWAY AND TO A POINT APPROXIMATELY 1.00 FOOT SOUTHWEST OF A FENCE LINE (CENTRAL ANGLE = 64°38'29", CHORD BEARS NORTH 57°40'45" EAST 121.90 FEET); THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A 17,108.73 FOOT RADIUS CURVE TO THE RIGHT 392.85 FEET (CENTRAL ANGLE = 01°18'56", CHORD BEARS SOUTH 39°46'44" EAST 392.85 FEET (SAID LINE IS ALSO PARALLEL TO AND APPROXIMATELY 1.00 FOOT SOUTHWEST OF SAID FENCE LINE); THENCE SOUTH 49°57'40" WEST 34.47 FEET TO A POINT ON A 2.50 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 3.89 FEET (CENTRAL ANGLE = 89°04'33", CHORD BEARS SOUTH 05°25'23" WEST 3.51 FEET); THENCE SOUTH 39°05'52" EAST 10.13 FEET TO A 15.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 13.17 FEET (CENTRAL ANGLE = 48°40'36", CHORD BEARS SOUTH 14°44'33" EAST 12.78 FEET); THENCE SOUTH 09°29'30" WEST 153.93 FEET; THENCE DUE SOUTH 169.77 FEET; THENCE SOUTH 88°59'08" WEST 512.02 FEET; THENCE NORTH 01°12'27" WEST 584.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF 1940 NORTH STREET TO THE POINT OF BEGINNING.

NOTE: BASIS OF BEARING FOR DESCRIPTION IS NORTH 06°57'02" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 36, TO THE TRIANGULATION CONE ON MT. TIMPANOGOS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET WHICH POINT IS ALSO SOUTH 03°20'01" WEST 729.31 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°12'27" WEST 64.23 FEET; THENCE NORTH 88°51'24" EAST 60.00 FEET; THENCE SOUTH 01°12'27" EAST 64.93 FEET; THENCE SOUTH 88°59'08" WEST 53.88 FEET; THENCE NORTH 85°44'51" WEST 6.15 FEET TO THE POINT OF BEGINNING.

BEGINNING ON THE SOUTH RIGHT-OF-WAY OF 1940 NORTH STREET WHICH POINT IS ALSO SOUTH 10°03'51" EAST 147.38 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID STREET THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 86°50'06" EAST 12.96 FEET TO A POINT ON A 12.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 12.48 FEET (CENTRAL ANGLE = 59°34'50", CHORD BEARS SOUTH 57°02'41" EAST 11.92 FEET) TO A POINT OF REVERSE CURVATURE ON A 67.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 55.49 FEET (CENTRAL ANGLE = 47°27'22", CHORD BEARS SOUTH 50°58'57" EAST 53.92 FEET); THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 00°04'00" WEST 32.00 FEET; THENCE SOUTH 88°47'33" WEST 63.24 FEET; THENCE NORTH 01°12'27" WEST 74.50 FEET TO THE POINT OF BEGINNING.