

Send Tax Notices to:
3129 E Canyon Rd
Springville Ut 84663

ENT 144603:2005 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Dec 14 2:49 pm FEE 12.00 BY FS
RECORDED FOR PRO-TITLE AND ESCROW, INC.
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

20494-P

Springville City, a municipality of the State of Utah, a corporation organized and existing under the laws of the United States of America, with its principal office at Springville, County of Utah, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to Leslie DeAnn Mower grantee of 3129 E Canyon Rd for the sum of TEN DOLLARS and other valuable consideration, the following described tract of land in Utah County, State of Utah :

See Attached Exhibit "A"

Subject to the following: The Grantee, their successors and/or assigns are prohibited from ever placing a residential or commercial building on the property. The property must remain in landscape open space, however, accessory buildings as defined by the Springville City Code are permissible.

Provided that a breach of the foregoing provision shall cause premises to revert to Grantor, who shall have the right of immediate reentry upon the premises in the event of such breach.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

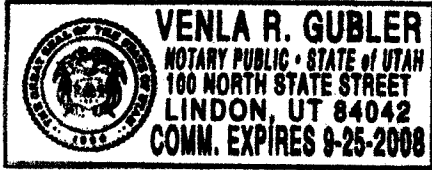
In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 12th day of December, A.D. 2005

Signed in the presence of _____,
Venla R. Gubler
Secretary

Springville City, a municipality of the State of Utah
Fritz Boyer
By: Fritz Boyer Mayor

STATE OF UTAH)
) S.
County of *Utah*)

On this *13th* day of *December*, 2005, personally appeared before me, Fritz Boyer who being by me duly sworn did say, each for himself, that he is the Mayor of Springville City, a municipality of the State of Utah, the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said Fritz Boyer acknowledged to me that said corporation executed the same.



Venla R. Gubler
Notary Public

Pro-Title & Escrow, Inc.
Orders No. 20494-P

EXHIBIT "A"

Beginning at a point on the North line of a deed as recorded in the office of the Utah County Recorder in Book 3048 Page 427 with Entry No. 65672 said point being East 1,720.88 feet and South 7.16 feet from the West Quarter corner of Section 1, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89° 56' 19" East 100.00 feet along the North line of said deed to the Northwest corner of Lot 1 of The Meadows at Hobble Creek as recorded in the office of the Utah County Recorder; thence South 17° 44' 56" East 380.77 feet along the West line of said subdivision to the North right of way line of Canyon Road; thence South 63° 48' 48" West 110.42 feet along the said North right of way line of Canyon Road; thence Southerly 278.97 feet along a 750.00 foot radius curve to the right with a central angle of 21° 18' 41" (chord bears South 74° 28' 09" West 277.36 feet) along the said North right of way line of Canyon Road; thence South 85° 07' 29" West 36.86 feet along the said North right of way line of Canyon Road; thence North 29° 28' 35" East 71.68 feet; thence North 48° 12' 36" East 242.04 feet; thence North 06° 11' 29" West 266.74 feet to the point of beginning.

ALSO Beginning at a point on the South right of way line of Canyon Road said point being South 510.46 feet and East 1,791.30 feet from the West Quarter corner of Section 1, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence Northerly 82.45 feet along a 816.00 foot radius curve to the left with a central angle of 5° 18' 41" (chord bears North 66° 42' 28" East 82.41 feet) along the said North right of way line of Canyon Road; thence North 63° 48' 48" East 100.62 feet along the said North right of way line of Canyon Road to the Northwest corner of Lot 3 of The Meadows at Hobble Creek as recorded in the office of the Utah County Recorder; thence South 17° 44' 56" East 411.79 feet along the said West line of Lot 3; thence North 69° 25' 42" West 146.88 feet; thence North 78° 42' 59" West 26.91 feet; thence North 30° 35' 55" West 205.51 feet; thence North 15° 46' 52" West 84.62 feet to the point of beginning.