

This Document Prepared by:
First American Title Insurance Agency, LLC
251 West Riverpark Drive, Suite 150
Provo, UT 84604

ENT 165163:2006 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Dec 07 3:25 pm FEE 13.00 BY FS
RECORDED FOR FIRST AMERICAN TITLE AGENCY
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
Payson Place, L.L.C.
657 East 400 South
Salt Lake City, UT 84102

**SPECIAL
WARRANTY DEED**

(CORPORATE FORM)

Payson Fruit Growers, Inc., a Utah Corporation a corporation organized and existing under the laws of the State of Utah with its principal office at **1100 West 800 South, Payson, UT 84651** of **Utah** County, State of **UT**, grantor(s) hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under it to

of **Payson Place, L.L.C., a Utah limited liability company**, Grantee of **Salt Lake City, UT**, for the sum of **One** DOLLARS, the following described tract of land in **Utah** County, State of **UT**:

Parcel 1:

All that land in the City of Payson, County of Utah, State of Utah, being part of the Southeast Quarter of Section 18, T. 9 S., R. 2 E., S.L.B. & M., US Survey, more particularly described as follows:

Beginning at a point on a fence line, which is called out in the Boundary Line Agreement recorded as Entry# 30214, Book 2633 Page 775, said point being N89°54'12"E. 1453.88 feet, N00°11'30"W 731.48 feet; along the East line of said Payson Meadows Subdivision, N00°11'36"W 0.38 feet; to the fence line called out in the Boundary Line Agreement recorded as Entry #11238 Book 1197 Page 391, N89°59'03"E 60.63 feet along said fence line to the intersection of the fence line called out in the Boundary Line Agreement Entry #30214 Book 2633 Page 775, and N00°45'56"W 603.79 feet along said fence line from the South Quarter Corner of said Section 18, said point also being N04°47'17"W 11.74 feet, N89°54'12"E 1453.88 feet, N00°11'30"W 731.48 feet, N00°11'36" W 0.38 feet, N89°59'03"E 60.63 feet, and N00°45'56"W 603.79 feet from the found reference corner of the South Quarter Corner of said Section 18; thence N00°45'56"W 18.19 feet along said fence line; thence leaving said fence line and running N49°46'57"E 139.45 feet to the third fence line called for in said Boundary Line Agreement; thence N00°15'45"E 247.80 feet along said fence line to the right of way line being 25 feet perpendicular South of centerline of 800 South Street per Deed recorded in Book 1573 Page 675; thence N89°46'25" 147.85 feet along said line; thence S85°42'46"W 139.60 feet; thence S01°18'19"W 6.17 feet to the beginning of a non-tangent curve concave to the Southeast with a radius of 19.00 feet with a radial bearing of N00°18'59"E; thence Southwesterly along said curve a distance of 29.95 feet, through a central angle of 90°18'59"; thence S00°40'11"W 95.37 feet to the beginning of a tangent curve concave to the West, with a radius of 237.99 feet; thence Southerly along said curve a distance of 177.01 feet, through a central angle of 42°36'54"; thence S43°17'05"W 89.63 feet; thence S90°00'00"E 326.23 feet to the point of beginning.

Parcel 2:

All that land in the City of Payson, County of Utah, State of Utah, being part of the Southeast Quarter of Section 18, T. 9 S., R. 2 E., S.L.B. & M., US Survey, more particularly described as follows:

Beginning at a rebar and cap stamped with Number 150228, being an original monument at the Northeast Corner of Lot 13 Plat "A" Payson Meadows Subdivision recorded as Entry # 77590 Map #7268 Page 85, said point being N89°54'12"E 1453.88 feet; thence N00°11'30"W 731.48 feet; along the East line of said Payson Meadows Subdivision from the South Quarter Corner of said Section 18, said point also being N04°47'17"W 11.74 feet, and N89°54'12"E 1453.88 feet, and N00°11'30"W 731.48 feet from the found reference corner of the South Quarter Corner of said Section 18; thence N00°11'36"W 0.38 feet; to the fence line called out in the Boundary Line Agreement recorded as Entry #11238 Book 1197 Page 391; thence N89°59'03"E 60.63 feet along said fence line to the intersection of the fence line called out in the Boundary Line Agreement Entry #30214 Book 2633 Page 775; thence N00°45'56"W 603.79 feet along said fence line; thence leaving said fence line and running N90°00'00"W 210.26 feet to a point on a non-tangent curve concave to the Southwest with a radius of 20.00 feet, and a radial bearing of N00°00'00"E; thence Southeasterly along said curve a distance of 31.42 feet, through a central angle of 90°00'00"; thence S00°00'00"W 193.24 feet; thence N90°00'00"W 184.20 feet to the East Right of Way Line of Turf Farm Road; thence along said East Line the following two courses: 1) S00°40'11"W 38.42 feet, 2) S01°07'34"E 350.65 feet; thence S89°39'20"E 315.46 feet to the point of beginning.

Together with Strawberry Valley Project water SVP Serial Number 183.006 of 3.22 arce feet of SVP Water and SVP Serial Number 183.011 of 3.33 acre feet of SVP Water and SVP Serial Number 183.013 of 8.86 acre feet of SVP Water.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under 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 5th day of December, 2006. A.D.

Attest:

Secretary.

Payson Fruit Growers, Inc., a Utah Corporation

By Chad A. Rowley
Chad A. Rowley, General Manager

[CORPORATE SEAL]

STATE OF Utah)
) SS.
County of Utah)

This instrument was acknowledged and executed before me this 5th day of December, 2006 by Chad A. Rowley, who acknowledge to be the General Manager of **Payson Fruit Growers, Inc., a Utah Corporation**, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

Holly Jasperson
Notary Public
Holly Jasperson
(Printed Name)
My Commission expires: 01-31-2010

