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Metro National Title No: MAIL TAX NOTICE TO: Payson Fruit Growers 1201 West 800 South Payson, Utah 84651

ENT 52811:2004 PG 1 of 2 11 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2004 May 07 2:29 pm FEE 12.00 BY SN RECORDED FOR METRO NATIONAL TITLE

## SPECIAL WARRANTY DEED

(Corporate Form)

### PAYSON FRUIT GROWERS, INC., a Utah corporation

,Grantor

With its principal office in Payson, Utah, hereby CONVEYS and WARRANTS by and through it only to:

## PAYSON FRUIT GROWERS, INC., a Utah corporation

,Grantee

Of Payson, Utah, for the sum of TEN AND 00/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Utah County, State of Utah:

#### SEE EXHIBIT "A" ATTACHED HERETO

Said document is being recorded to create the attached boundary line adjustment

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent; and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this \_\_\_\_\_\_, day of May, 2004.

PAYSON FRUIT GROWERS, INC., a Utah Corporation

By:

Claude A. Rowley, Attorney-in-Fact

STATE OF UTAH

)SS.

COUNTY OF Utah

)

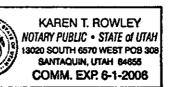
On the \_\_\_\_\_\_\_ day of May 2004, personally appeared before me, Claude A. Rowley, Attorney-in-Fact whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he is the Attorney-in-Fact of Payson Fruit Growers, Inc., a Utah corporation, and that foregoing instrument was signed by him in behalf of said corporation by authority of a resolution of its board of directors, and Claude A. Rowley, Attorney-in-Fact acknowledged to me that said non-profit corporation

executed same.

**NOTARY PUBLIC** 

My commission expires:

Residing in:



### Parcel 30:063:0059

# **Adjusted Legal Description**

All that land in the City of Payson, County of Utah, State of Utah, being part of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian, U.S. Survey; more particularly described as follows:

Beginning at a Point along the Easterly Right-of-way Line of Turf Farm Road. Said Point is North 04°47'17" West 11.74 feet, and North 89°54'12" East 1182.29 feet, and North 1336.07 feet from the found reference corner of the South Quarter corner of Section 18, Township 9 South, Range 2 East, Salt Lake Basin and Meridian;

Thence East 321.71 feet to the intersection of the fence line called out in the Boundary Line Agreement Entry # 30214 Book 2633 Page 775;

Thence North 00°45'56" West 18.19 feet along said fence line;

Thence leaving said fence line and running North 49°46'57" East 139.45 feet to the third fence line called for in said Boundary Line Agreement;

Thence North 00°15'45" East 247.80 feet along said fence line to the Right-of-Way line being 25 feet perpendicular South of the Centerline of 800 South Street per Deed recorded in Book 1573 Page 675;

Thence North 89°46'25" West 147.85 feet along said line;

Thence South 85°42'46" West 139.60 feet;

Thence South 01°18'19" West 6.17 feet;

Thence along a non-tangent curve to the left through a central angle of 90°18'59", a radius of 19.00 feet, a distance of 29.95 feet (Chord bears South 45°08'56" West 26.95 feet) to a point along the Easterly right-of-way line of Turf Farm Road

Thence Southerly along said right-of-way the following three courses:

South 00°40!11" West 80.23 feet to a point of curvature, Along a curve to the right through a central angle of 35°43'17", a radius of 237.99 feet, a distance of 148.38 feet (Chord bears South 18°31'49" West 145.99 feet) to a point of tangency, and South 36°23'28" West 127.16 feet to the point of beginning.

Contains: 112,035 sf or 2.57 acres

Basis of Bearing = The South line of the Southeast Quarter of Section 18, Township 9 South, Range 2 East, Salt Lake Base & Meridian; (North 89°54'12" East)

Also subject to a 10 foot public utility easement around the perimeter of the property.