

12/2

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

ENT 52813;2004 PG 1 of 2 !!!
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 boundry 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 7th, day of May, 2004.

PAYSON FRUIT GROWERS, INC., a Utah corporation

By: Claude A. Rowley
Claude A. Rowley, Attorney-in-Fact

STATE OF UTAH)
)SS.
COUNTY OF Utah)

On the 7th 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.

Karen T. Rowley
NOTARY PUBLIC
My commission expires:
Residing in:



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 $04^{\circ}47'17''$ West 11.74 feet, and North $89^{\circ}54'12''$ East 1141.34 feet, and North $00^{\circ}42'44''$ West 1122.99 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 186.36 feet;
Thence North 193.24 feet to a point of curvature;
Thence along the arc of a 20.00 foot radius curve to the left a distance of 31.42 feet (Central Angle equals $90^{\circ}00'00''$ and Long Chord bears N $45^{\circ}00'00''$ W 28.28 feet) to a point of tangency;
Thence West 111.45 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 $36^{\circ}23'28''$ West 41.05 feet to a point of curvature, Along the arc of a 162.00 foot radius curve to the left a distance of 104.96 feet (Central Angle equals $37^{\circ}07'19''$ and Long Chord bears South $17^{\circ}49'48''$ West 103.13 feet) to a point of tangency, and South $00^{\circ}42'44''$ East 82.03 feet to the point of beginning

Contains: 37,416 sf or 0.86 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 $89^{\circ}54'12''$ East)

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