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WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.  
CALLISTER NEBEKER & McCULLOUGH  
PARKVIEW PLAZA 1  
2180 SOUTH 1300 EAST, #600  
SALT LAKE CITY, UTAH 84106

ENT 99702:2008 PG 1 of 3  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2008 Sep 09 11:50 am FEE 19.00 BY TO  
RECORDED FOR CALLISTER NEBEKER & MCCU

Space above for County Recorder's use.

### SPECIAL WARRANTY DEED

**FARM LAND RANCH LLC, a Utah limited liability company, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to FARM LAND HOLDING LLC, a Utah limited liability company, grantee, of 1138 South 625 West, Lehi, Utah County, State of Utah, 84043, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tracts of land in Utah County, State of Utah:**

**PARCEL #59:055:0004**

**S 1/2 OF SE 1/4 OF SEC 23, T6S, R2W, SLM. AREA 80 ACRES.**

**PARCEL #59:055:0005**

**THE N 1/2 OF SE 1/4 OF SEC 23, T6S, R2W, SLM. AREA 80 ACRES.**

**PARCEL #59:055:0016**

**BEGINNING AT THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°53'07" EAST 2666.28 FEET TO THE CENTER OF SAID SECTION 23; THENCE SOUTH 00°21'29" WEST ALONG THE CENTER OF SECTION LINE 326.74 FEET; THENCE NORTH 89°53'07" WEST 2666.39 FEET TO THE WEST LINE OF SAID SECTION 23; THENCE NORTH 00°22'40" EAST 326.74 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.**

PARCEL #13:024:0021

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BEGINNING AT A POINT IN A FENCE LINE INTERSECTION ON THE NORTH SIDE OF 8170 NORTH COUNTY ROAD, WHICH POINT IS NORTH 1067.003 FEET AND WEST 1038.480 FEET (BASED ON THE UTAH STATE COORDINATE SYSTEM, CENTRAL ZONE AND DATA PUBLISHED BY THE UTAH COUNTY SURVEYOR, BEING ENTRY NO. 51683-78, IN BOOK 1708, AT PAGE 123) FROM THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG A FENCE LINE AS FOLLOWS: NORTH 00°00'43" EAST 338.084 FEET; THENCE SOUTH 89°35'16" EAST 642.962 FEET; THENCE SOUTH 340.771 FEET TO A POINT IN THE REMNANTS OF A FENCE LINE ON THE NORTH SIDE OF SAID COUNTY ROAD; THENCE ALONG SAID FENCE LINE AND SAID ROAD LINE NORTH 89°20'54" WEST 643.057 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION SOLD TO UTAH POWER & LIGHT COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE GRANTOR'S LAND AT A POINT 1240 FEET SOUTH AND 390 FEET WEST, MORE OR LESS, FROM THE CENTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 370 FEET, MORE OR LESS, ALONG THE NORTH BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 65°07' EAST 400 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID GRANTOR'S LAND; THENCE NORTH 170 FEET, MORE OR LESS, ALONG SAID EAST BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL #13:024:0024

COM S 1587.8 FT & W 387.75 FT FR NW COR SE 1/4 SEC 18, T5S, R1E, SLM; N 199.13 FT; S 65°07' E 468.55 FT; W 424.48 FT TO BEG. AREA .97 AC.

PARCEL #10:049:0008

**ALL OF LOTS 1 & 2, BLK 33, PLAT A, FAIRFIELD TOWNSITE SURVEY. AREA 11.244 AC.**


WITNESS, the hand of said grantor this 3 day of September, 2008.

FARM LAND RANCH LLC

  
Keith D. Jonsson, Manager

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

On the 3 day of September, 2008, personally appeared before me, **KEITH D. JONSSON, Manager of Farm Land Ranch LLC**, the signer of the within instrument, who duly acknowledged to me that he executed the same.

  
NOTARY PUBLIC

Property:  
59:055:0004; 59:055:0005; and 59:055:0016 Part of Cedar Valley Ranch  
10:049:0008 Fairfield Ground  
13:024:0021 and 13:024:00024 Lehi Ranch

