

MJT : 22261

Recorded at the Request of

Kelly J. Applegate
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
P.O. Box 45385
Salt Lake City, Utah 84145-0385

11098828
12/17/2010 10:09:00 AM \$29.00
Book - 9889 Pg - 9132-9137
Gary W. Ott
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 6 P.

Space above for County Recorder's use

WARRANTY DEED

SOUTH FARM, L.L.C., a Utah limited liability company ("Grantor"), for Ten Dollars and other valuable consideration, hereby conveys and warrants to HTC ONE, L.L.C., a Utah limited liability company ("Grantee") of 2511 South West Temple Street, Salt Lake City, Utah 84115, all of Grantor's right, title and interest in and to those certain parcels of real property located in Salt Lake County, State of Utah and more particularly described on Exhibit "A" attached hereto and incorporated herein, together with all water, water rights and water stock appurtenant thereto and used thereon as more particularly described in Exhibit "B" attached hereto and incorporated herein.

This conveyance is made by Grantor and accepted by Grantee subject to easements, rights of way, conditions, restrictions, encumbrances and other matters of record or enforceable at law or equity.

DATED this 2nd day of December, 2010.

"Grantor"

SOUTH FARM, L.L.C., a Utah limited liability company, by its Manager Sorventures Inc., a Utah corporation

By A. James Larson
A. James Larson
Its: Vice President

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

On the 2nd day of December, 2010, personally appeared before me A. James Larson who acknowledged to me that he executed the foregoing instrument in his capacity as duly appointed and authorized Vice President of Sorventures Inc., a Utah corporation, in its capacity as the duly authorized Manager of South Farm, L.L.C., a Utah limited liability company.



Jan Nalder
Notary Public

Exhibit "A"

Parcel 1:

A parcel of land located in the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point North 00°20'50" East 57.98 feet along the west line of the Southeast Quarter of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian from the South Quarter Corner of said Section 36, and thence continuing along said line North 00°20'50" East 833.63 feet to the north line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10566760 in Book 9660 at page 9409 of the Salt Lake County records; thence along said north line South 89°38'04" East 1,327.15 feet to the east line of the Southwest Quarter of said Southeast Quarter of Section 36; thence along said east line South 00°26'37" West 228.67 feet to the north line of property described in that certain Warranty Deed recorded July 29, 2008 as Entry No. 10487407 in Book 9630 at Page 4017 of said records; thence along said north line South 89°38'11" East 663.38 feet to the east line of the West Half of the Southeast Quarter of said Southeast Quarter of Section 36; thence along said east line South 00°29'30" West 588.38 feet to the north right-of-way line of 13400 South Street as described in that certain Special Warranty Deed recorded July 02, 2010 as Entry No. 10983937 in Book 9838 at page 2598 of said records; thence along said north line the following two courses: 1) South 85°16'20" West 175.43 feet and 2) South 87°16'36" West 214.61 feet; thence North 00°21'33" East 5.75 feet to a point 53.00 feet perpendicularly distant northerly of the south line of said Section 36; thence parallel to said south line North 89°38'29" West 188.54 feet to a point of tangency of a 30.00 foot radius curve to the right; thence Northwesterly 47.02 feet along said curve through a central angle of 89°47'58" and a long chord of North 44°44'30" West 42.35 feet; thence North 00°09'29" East 294.26 feet; thence North 89°50'31" West 114.00 feet; thence South 00°09'29" West 49.95 feet; thence North 89°38'29" West 184.98 feet; thence South 00°09'29" West 273.80 feet to a point 53.00 feet perpendicularly distant northerly of said south line of Section 36; thence parallel to said south line North 89°38'29" West 989.41 feet to a point of tangency of a 20.00 foot radius curve to the right; thence Northwesterly 31.36 feet along said curve through a central angle of 89°50'07" and a long chord of North 44°43'26" West 28.24 feet; thence North 00°11'38" East 0.31 feet; thence North 89°48'22" West 66.00 feet to a point on the arc of a 20.00 foot radius non-tangent curve to the right, the center of which bears North 89°48'22" West; thence Southwesterly 17.06 feet along said curve through a central angle of 48°52'24" and a long chord of South 24°37'50" West 16.55 feet to the POINT OF BEGINNING.

Less and excepting therefrom the following described parcel of property:

Commencing at the South quarter corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, thence South 89°38'29" East for 342.08 feet along the South line from the South quarter corner of said Section 36, and thence North 00°22'32" East for 53.00 feet to the point of beginning; thence North 00°22'32" East for 65.93 feet; thence South 89°37'28" East for 50.00 feet; thence South 00°22'32" West for 65.92 feet; thence North 89°38'29" West for 50.00 feet to the point of beginning.

Parcel 2:

A parcel of land located in the Northeast, Southeast and Southwest Quarters of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point on the southerly right-of-way line of Herriman Main Street, said point being South 89°37'15" East 1,483.73 feet along the south line of the North Half of Section 36, Township 3 South,

Range 2 West, Salt Lake Base and Meridian and North 151.02 feet from the West Quarter Corner of said Section 36, said point also being on the arc of a 822.00 foot radius non-tangent curve to the left, the center of which bears North 22°44'11" West thence along said southerly line the following five courses: 1) Northeasterly along the arc of said curve 207.19 feet through a central angle of 14°26'30" and a long chord of North 60°02'34" East 206.64 feet, 2) North 52°49'19" East 67.99 feet to a point of tangency of a 15.00 foot radius curve to the right 3) Easterly 23.59 feet along said curve through a central angle of 90°06'06" and a long chord of South 82°07'38" East 21.23 feet, 4) South 37°04'35" East 26.27 feet and 5) North 52°27'10" East 92.77 feet to the east line of property described in that certain Warranty Deed recorded July 29, 2008 as Entry No. 10487388 in Book 9630 at Page 3987 of the Salt Lake County records; thence along said east line South 37°24'02" East 638.07 feet to the northerly line of property described as Parcel 1 in that certain Corrected Warranty Deed recorded August 08, 2008 as Entry No. 10515124 in Book 9640 at Page 9499 of said records and a point on the arc of a 328.50 foot radius non-tangent curve to the left, the center of which bears North 52°05'56" East; thence along the boundary of said Parcel 1 the following five courses: 1) Easterly 568.77 feet along said curve through a central angle of 99°12'12" and a long chord of South 87°30'10" East 500.34 feet, 2) South 36°55'58" East 454.72 feet, 3) South 53°04'02" West 971.30 feet, 4) North 36°55'40" West 104.50 feet and 5) North 89°41'18" West 154.69 feet to the westerly line of Herriman Towne Center Plat E - Phase I; thence along said westerly line the following eight courses: 1) North 32°24'27" East 2.18 feet, 2) North 25°46'02" East 242.02 feet, 3) North 21°46'41" East 121.35 feet, 4) North 20°57'40" East 60.00 feet to a point on the arc of a 735.00 foot radius non-tangent curve to the right, the center of which bears North 20°57'40" East, 5) Northwesterly 409.50 feet along said curve through a central angle of 31°55'19" and a long chord of North 53°04'40" West 404.23 feet, 6) North 37°07'01" West 222.41 feet, 7) North 37°05'03" West 207.38 feet and 8) North 22°45'42" West 260.66 feet to the POINT OF BEGINNING.

Parcel 3:

A parcel of land located in the North Half of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:
BEGINNING at a point South 89°36'57" East 1,172.92 feet along the north line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian and South 47.85 feet from the North Quarter Corner of said Section 36, and thence along the west line of Western Springs Subdivision Phase 3 and Western Springs Subdivision Phase 5 South 00°24'38" West 1,746.15 feet to the north line of property described in that certain Warranty Deed recorded January 23, 1996 as Entry No. 6262969 in Book 7314 at Page 1317 of the Salt Lake County records; thence along said line North 89°37'18" West 1,385.76 feet; thence North 52°49'19" East 1,288.69 feet to a point of tangency of a 822.00 foot radius curve to the left; thence Northeasterly 751.92 feet along said curve through a central angle of 52°24'41" and a long chord of North 26°36'59" East 725.98 feet; thence North 00°24'38" East 293.37 feet to a point of tangency of a 15.00 foot radius curve to the right; thence Northeasterly 22.99 feet along said curve through a central angle of 87°49'16" and a long chord of North 44°19'16" East 20.81 feet; thence North 88°13'54" East 29.59 feet to the POINT OF BEGINNING.

Less and excepting therefrom that portion of subject property as disclosed by that certain Quitclaim Deed recorded June 11, 2010 as Entry No. 10970083 in Book 9832 at page 6458, being described as follows:

A parcel of land located in the Northeast quarter of Section 36, Township 3 south, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point South 89°36'57" East 1,173.27 feet along the North line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian to the Northerly extension of the West line of Western Springs Subdivision Phase 3, recorded February 01, 2001 as Entry No. 7811513 in Book 2001P at Page 20

of the Salt Lake County Records, along said West line and extension and the West line of Western Springs Subdivision Phase 5, recorded April 5, 2007 as Entry No. 10057622 in Book 2007P at Page 158 of said records South 00°24'38" West 1,277.48 feet and North 89°33'16" West 99.92 feet from the North quarter corner of said Section 36; and thence North 89°33'16" West 100.00 feet; thence North 00°26'44" East 100.00 feet; thence South 89°33'16" East 100.00 feet; thence South 00°26'44" West 100.00 feet to the point of beginning.

Parcel 4A:

BEGINNING at the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and thence along the west line of the Southeast Quarter of said Section 36 North 00°20'50" East 33.00 feet to a point 33.00 feet perpendicularly distant northerly of the south line of said Section 36; thence parallel to said south line South 89°38'29" East 342.12 feet to the westerly line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10567760 in Book 9660 at Page 9409 of the Salt Lake County records; thence along said westerly line South 00°22'32" West 33.00 feet to said south line of Section 36; thence North 89°38'29" West 342.08 feet to the POINT OF BEGINNING.

Parcel 4B:

BEGINNING at a point on the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being South 89°38'29" East 392.08 feet from the South Quarter Corner of said Section 36, and thence along the easterly line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10567760 in Book 9660 at Page 9409 of the Salt Lake County records North 00°22'32" East 33.00 feet to a point 33.00 feet perpendicularly distant northerly of said south line Section 36; thence parallel to said south line South 89°38'29" East 690.05 feet; thence South 00°21'31" West 33.00 feet to said south line; thence North 89°38'29" West 690.07 feet to the POINT OF BEGINNING.

Parcel 4C:

BEGINNING at a point on the south line of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, said point being South 89°38'29" East 1,082.15 feet along said south line from the South Quarter Corner of said Section 36, and thence North 00°21'31" East 33.00 feet to a point 33.00 feet perpendicularly distant northerly of said south line; thence parallel to said south line South 89°38'29" East 179.90 feet to the west line of property described in that certain Quit Claim Deed recorded October 11, 2006 as Entry No. 9872563 in Book 9363 at Page 8159 of the Salt Lake County records; thence along said west line South 00°18'36" West 33.00 feet to said south line of Section 36; thence North 89°38'29" West 179.93 feet to the POINT OF BEGINNING.

Parcel 5:

All of Lot A, HERRIMAN TOWNE CENTER PLAT F- PHASE 1, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Book 2010P at page 170.

Parcel 6:

All of Lot 2, HERRIMAN TOWNE CENTER PLAT A, according to the official plat thereof, filed in the office of the Salt Lake County Recorder in Plat Book 2010P in page 134.

The foregoing described parcels of property relate to all or some of the following tax

assessor parcel numbers:

26-36-400-029

26-36-400-020

26-36-400-021

26-36-400-030

26-36-400-023

26-36-177-003

26-36-400-024

26-36-400-026

26-36-400-027

26-36-154-013

26-36-176-003

26-36-400-028

26-36-451-002

26-36-176-010

EXHIBIT "B"

All water, water shares, water rights, water hook-ups, contractual rights to water, and related appurtenances which are or will be appurtenant to the real property described in Exhibit "A" attached hereto, including without limitation all water rights, contractual rights to water, water hooks-ups and related appurtenances to which Grantor is or may become entitled pursuant to section 6.2.1 of that certain Real Property Purchase Agreement dated as of March 3, 2008 wherein Corporation of The Presiding Bishop of the Church of Jesus Christ of Later Day Saints is "Seller" and South Farm, L.L.C. is "Buyer".