

WHEN RECORDED MAIL TO:  
LAND HOLDCO, LLC  
Herman L. Franks  
3905 Prospector Dr.  
Cottonwood Heights City, UT 84121

12270610  
4/29/2016 4:09:00 PM \$17.00  
Book - 10426 Pg - 8862-8865  
Gary W. Ott  
Recorder, Salt Lake County, UT  
NATIONAL TITLE AGCY OF UT INC  
BY: eCASH, DEPUTY - EF 4 P.

Tax Parcel No. (portion of) 22-25-251-0003

**SPECIAL WARRANTY DEED**

For value received, PacifiCorp, an Oregon Corporation, Grantor, whose address is 1407 W. North Temple, Salt Lake City, UT 84116, hereby conveys and warrants against all who claim by, through, or under Grantor (but not otherwise), to LAND HOLDCO, LLC, Grantee, whose address is 3905 Prospector Dr., Cottonwood Heights City, UT 84121 all right, title and interest in and to that certain parcel of real property located in Salt Lake County, Utah, more particularly described as follows:

*See Exhibit A attached hereto*

TOGETHER WITH all easements, rights, privileges, franchises, appurtenances thereunto belonging or in any way appertaining to the real property.

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable at law or in equity, and general property taxes and assessments for the year during which this deed is delivered, and thereafter.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 20<sup>th</sup> day of NOVEMBER, 2015.

GRANTOR:

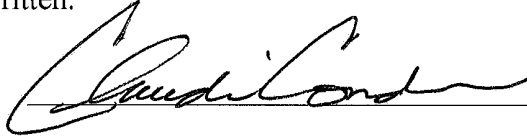
  
\_\_\_\_\_  
*PacifiCorp, an Oregon Corporation*

STATE OF UTAH                    )  
  ss.  
COUNTY OF SALT LAKE        )

On this 20<sup>th</sup> day of NOVEMBER, 2015, before me, the undersigned Notary Public in and for said State, personally appeared Cindy A. Crane known or identified to

me to be the president of Rocky Mountain Power, on behalf of PacifiCorp, and acknowledged to me that said entity executed the same.

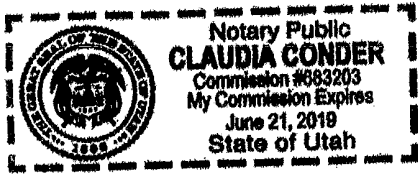
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



NOTARY PUBLIC FOR \_\_\_\_\_

Residing at: SALT LAKE

My Commission Expires: JUNE 21, 2019



**Exhibit A to Special Warranty Deed**

**Property Description**

**PARCEL 1**

A PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY QUARTER SECTION LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 190, ALSO KNOWN AS BIG COTTONWOOD CANYON ROAD AT A POINT 502.96 FEET S.00°29'53"W. ALONG SAID QUARTER SECTION LINE FROM THE NORTH CENTER SIXTEENTH CORNER OF SAID SECTION 25, WHICH CORNER IS MONUMENTED WITH A REBAR AND ALUMINUM CAP LABELED, "SLC PUBLIC UTILITIES N1/16 C-C S25 LS 368543", SAID INTERSECTION IS ALSO THE BEGINNING OF A NON-TANGENT 1332.70-FOOT RADIUS CURVE TO THE RIGHT (NOTE: THE BASIS OF BEARING IS N.00°29'53"E. ALONG THE NORTHERLY QUARTER SECTION LINE BETWEEN THE FOUND MONUMENT REPRESENTING THE NORTH CENTER SIXTEENTH CORNER AND THE REESTABLISHED POSITION OF THE CENTER QUARTER CORNER OF SAID SECTION 25), AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES TO THE NORTHERLY RIGHT OF WAY LINE OF MINE SHAFT ROAD OF THE PROSPECTOR HILL NO. 1 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75 OF PLATS AT PAGE 143: 1. EASTERLY 167.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 07°12'27" (NOTE: CHORD TO SAID CURVE BEARS S.71°36'14"E. FOR A DISTANCE OF 167.54 FEET), 2. S.68°00'00"E. 74.65 FEET; THENCE S.84°05'06"W. 230.33 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO SAID QUARTER SECTION LINE; THENCE N.00°29'53"E. 104.58 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12,656 SQUARE FEET IN AREA, OR 0.291 ACRES, MORE OR LESS.

**PARCEL 2**

A PARCEL OF LAND SITUATE IN THE NE1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY QUARTER SECTION LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF MINE SHAFT ROAD OF THE PROSPECTOR HILL NO. 1 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 75 OF PLATS AT PAGE 143, SAID INTERSECTION IS 673.90 FEET S.00°29'53"W. ALONG SAID QUARTER SECTION LINE FROM THE NORTH CENTER SIXTEENTH CORNER OF SAID SECTION 25, WHICH CORNER IS MONUMENTED WITH A REBAR AND ALUMINUM CAP LABELED, "SLC PUBLIC UTILITIES N1/16 C-C S25 LS 368543, (NOTE: THE BASIS OF BEARING IS N.00°29'53"E. ALONG THE NORTHERLY QUARTER SECTION LINE BETWEEN THE FOUND MONUMENT REPRESENTING THE NORTH CENTER SIXTEENTH CORNER AND THE REESTABLISHED POSITION OF THE CENTER QUARTER CORNER OF SAID SECTION 25), AND RUNNING THENCE N.84°05'06"E. 362.22 FEET

ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROUTE 190, ALSO KNOWN AS BIG COTTONWOOD CANYON ROAD; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROUTE THE FOLLOWING EIGHT (8) COURSES TO THE EASTERLY SECTION LINE OF SAID SECTION 25: 1. S.68°00'00"E. 132.79 FEET TO THE BEGINNING OF A TANGENT 1055.40-FOOT RADIUS CURVE TO THE LEFT, 2. EASTERLY 401.56 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 21°47'59" (NOTE: CHORD TO SAID CURVE BEARS S.78°54'31"E. FOR A DISTANCE OF 399.14 FEET), 3. S.89°48'30"E. 173.00 FEET, 4. N.82°26'49"E. 252.30 FEET, 5. S.89°48'30"E. 571.00 FEET TO THE BEGINNING OF A TANGENT 1976.10-FOOT RADIUS CURVE TO THE LEFT, 6. EASTERLY 462.55 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 13°24'41" (NOTE: CHORD TO SAID CURVE BEARS N.83°29'20"E. FOR A DISTANCE OF 461.49 FEET), 7. N.76°47'00"E. 173.41 FEET TO THE BEGINNING OF A TANGENT 639.70-FOOT RADIUS CURVE TO THE LEFT, 8. EASTERLY 131.14 FEET ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 11°44'45" (NOTE: CHORD TO SAID CURVE BEARS N.70°53'31"E. FOR A DISTANCE OF 130.91 FEET); THENCE S.00°31'49"W. 263.40 FEET ALONG SAID EASTERLY SECTION LINE TO THE NORTHERLY BOUNDARY LINE OF THAT CERTAIN PARCEL CONVEYED TO TERRY DIEHL AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 5035 AT PAGE 541; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL THE FOLLOWING FIVE (5) COURSES TO THE NORTHERLY LINE OF THE PROSPECTOR HILL NO. 4 AMENDED & EXTENDED SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 79 OF PLATS AT PAGE 22: 1. S.78°13'00"W. 36.13 FEET, 2. S.78°29'18"W. 58.01 FEET, 3. S.58°50'16"W. 37.06 FEET, 4. S.48°40'17"W. 48.09 FEET, 5. S.61°50'21"W. 32.03 FEET; THENCE N.84°34'54"W. 2440.78 FEET ALONG THE NORTHERLY BOUNDARY LINES OF THE PROSPECTOR HILL NO. 1 THROUGH SAID NO. 4 AMENDED & EXTENDED SUBDIVISIONS TO SAID NORTHERLY QUARTER SECTION LINE; THENCE N.00°29'53"E. 41.61 FEET ALONG SAID NORTHERLY QUARTER SECTION LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 328,810 SQUARE FEET IN AREA, OR 7.548 ACRES, MORE OR LESS.