

SPCL WARR DED-8/94
November 16, 1998
Page 1 of 2

grantee
127 So 500 E
Suite 100
S L C U T 84102

7159080
11/18/98 4:39 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: N ZELAYA DEPUTY - WI

7159080

SPECIAL WARRANTY DEED

PacifiCorp, an Oregon Corporation, dba Utah Power & Light Company, (successor in interest by merger to Utah Power & Light Company, a Utah corporation) GRANTOR, hereby CONVEYS AND WARRANTS to Boyer Big Cottonwood, L.C., a Utah limited liability company, GRANTEE, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land situate in Salt Lake County, State of Utah, to-wit:

A tract of land situate in the North 1/2 of the Northeast 1/4 of Section 25, Township 2 South, Range 1 East, Salt Lake Meridian, described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of the said Section 25, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence South 89°59'28" East 400.00 feet along the North line of said Section 25; thence South 00°30'19" West 1109.34 feet; thence South 44°14'31" West 305.59 feet to the South line of the said North 1/2 of the Northeast 1/4; thence North 89°48'18" West 1498.87 feet along said South line to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4; thence North 00°28'48" East 1323.43 feet to the North 1/4 corner of said Section 25; thence South 89°59'28" East 1310.76 feet to the point of beginning. Containing 51.542 acres.

APPROVED AS
TO DESCRIPTION
Bm

EXCEPTING THEREFROM all water rights associated with said property.

SUBJECT TO easements, restrictions and rights of way currently of record and/or enforceable in law or equity and the general property taxes for the year 1999 and thereafter.

SUBJECT ALSO TO that appurtenant prescriptive easement along the west boundary line of said property, more particularly described in that certain Judgement, Order, and Decree of Quiet Title filed in the Third District Court on July 13, 1998, Civil No. 960904922PR.

GRANTOR warrants the right, title and interest hereunder conveyed against its acts and the acts of any persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed by and through its duly authorized representative this 17th day of November, 1998.

PACIFICORP, an Oregon Corporation
dba Utah Power & Light Company

William Ratt
Vice President

BK8166PG2521

SPCL WARR DED-8/94

November 16, 1998

Page 2 of 2

STATE OF Utah)

COUNTY OF Salt Lake) :SS

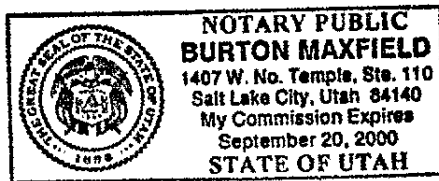
On this 17th day of November, 1998, personally appeared before me William C. Patterson, who being by me duly sworn did state that he is an Assistant Vice President of PacifiCorp, an Oregon Corporation, dba Utah Power & Light Company, and that the within and foregoing instrument was signed by authority of said corporation and said William C. Patterson duly acknowledged to me that said corporation executed the same.

My Commission Expires:

9-20-2000

Burton Maxfield
Notary Public

Residing in: S. L. County



BK8166PG2522