

11309320
1/6/2012 8:06:00 AM \$33.00
Book - 9980 Pg - 9257-9261
Gary W. Ott
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 5 P.

When Recorded, Mail To:
Charles H. Horman, Manager
Hillcrest Investment Company, L.L.C.
5320 South 900 East #250
Salt Lake City, UT 84117

- Affecting Tax Parcel No. to:
- 28-14-376-041-0000
- 28-14-376-040-0000
- 28-14-376-037-0000
- 28-14-376-036-0000
- 28-14-376-035-0000
- 28-14-452-035-0000
- 28-14-452-020-0000
- 28-14-376-045-0000
- 28-15-351-001-0000
- 28-15-351-002-0000
- 28-14-476-002-0000
- 28-13-300-003-0000
- 28-14-226-001-0000
- 28-14-226-004-0000
- 28-23-203-001-0000
- 28-23-200-020-0000

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

SCANDIA INVESTMENT, L.L.C., a Utah limited liability company, whose address is 716 East 4500 South, #N-260, Murray, Utah 84107 ("Grantor"), hereby conveys and warrants against all claiming by, through, or under the Grantor only, to HILLCREST INVESTMENT COMPANY, L.L.C., a Utah limited liability company, whose address is 5320 S. 900 E., #250, Salt Lake City, Utah 84117 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its interest in and to the following described tract of real property (the "Property") situated in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein (the Property).

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record.

In consideration for the conveyance made hereunder, Grantee, by accepting and recording this deed, agrees that Grantee will indemnify, defend, and hold Grantor and its successors and assigns harmless from and against any and all losses, costs, claims, demands, damages, liabilities, fees, and expenses (including, without limitation, reasonable attorneys' fees) made or incurred on or after the date of the recording of this deed with respect to the Property described herein.

WITNESS the hand of said Grantor, this 17 day of November, 2011.

GRANTOR: SCANDIA INVESTMENT, L.L.C.,
a Utah limited liability company

By: [Signature]
Name David J. Bromley
Its: Manager

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

On this 17 day of November, 2011, personally appeared before me David J. Bromley, known or satisfactorily proved to me to be the Manager of Scandia Investment, L.L.C., who acknowledged that he executed the foregoing in such capacity.

[Signature]
Notary Public

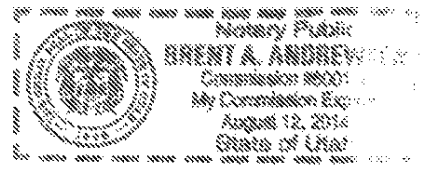


Exhibit A

(Legal description of the Property)

28-14-376-041-0000

BEG S 89°57'18" W 560.61 FT M OR L & N 785.14 FT M OR L FR S ¼ COR SEC 14, T3S, R1E, SLM; N 82°30'51" W 567.04 FT; N 20°35' W 219.37 FT; E 183.81 FT M OR L; N 39°21'53" E 47.443 FT; E LY ALG 282 FT RADIUS CURVE TO L 242.807 FT (CHD S 77°10'17" E 235.377 FT); E LY ALG 368 FT RADIUS CURVE TO R 162.997 FT; (CHD S 89°08'56" E 161.667 FT); S 29°19'54" E 178.643 FT; S 26°46'07" W 118.18 FT TO BEG. 3.33 AC M OR L.

28-14-376-040; 28-14-376-037; 28-14-376-036; 28-14-376-035

Lots 701, 704, 705, and 706, according to the official plat of PEPPERWOOD CREEK PHASE 7A, a planned unit development project, according to the plat thereof as recorded in the office of the Salt Lake County Recorder.

Together with an undivided percentage of ownership interest in the common ownership areas appurtenant thereto.

Also together with a perpetual right of way to use and enjoy those portions of the Pepperwood Creek Subdivisions which are identified as Private Roads, being the streets within the Subdivisions, which are shown on said plats.

28-14-452-035-0000

Beginning at the Northwest Corner of Lot 206 of Pepperwood Creek Phase 2, recorded as Entry No. 9970467 in Book 2007 at Page 17 in the office of the Salt Lake County Recorder, said point also being North 829.62 feet and East 207.45 feet from the North Quarter Corner of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 85°25'00" East 367.60 feet; thence South 01°39'43" West 44.43 feet; thence South 56°10'00" East 132.83 feet; thence Southwesterly 48.96 feet along the arc of a 116.00 foot radius curve to the left, chord bears South 78°25'14" West 48.60 feet thence South 66°19'41" West 53.84 feet; thence Southwesterly 40.67 feet along the arc of a 84.00 foot radius curve to the right, chord bears South 80°11'54" West 40.27 feet; thence North 85°55'53" West 97.70 feet; thence Southwesterly 85.34 feet along the arc of a 66.00 foot radius curve to the left, chord bears South 57°01'33" West 79.52 feet; thence North 70°01'01" West 5.00 feet; thence southwesterly 9.81 feet along the arc of a 71.00 foot radius curve to the left, chord bears South 16°01'30" West 9.80 feet; thence South 12°04'01" West 74.93 feet; thence North 49°30'56" West 132.03 feet; thence North 17°52'13" West 166.89 feet to the point of beginning.

28-14-452-020-0000

All of Lot 207, PEPPERWOOD CREEK PHASE 2, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder.

28-14-376-045-0000

BEGINNING AT A POINT S 89°57'12" W 360.446 FEET AND N 0°02'48" W 974.226 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; N 47°07'33" E 265.111 FT; THENCE S 82°38'17" E 74.376 FEET; THENCE N 28°16'00" E 173.037 FEET; THENCE N 89°41'39" W 1003.13 FEET; THENCE S 78°27' W 20.500 FT; THENCE S 11°33' E 19.962 FEET; THENCE SOUTHEASTERLY 345.104 FEET ALONG THE ARC OF 219.000 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS S 56°41'38" E 310.489 FT); THENCE SOUTHEASTERLY 443.546 FEET ALONG THE ARC OF A 431.00 FT RADIUS CURVE TO THE RIGHT (CHORD BEARS S 72°21'21" E 424.231 FT); THENCE S 42°52'27" E 8.000 FEET TO THE POINT OF BEGINNING. 4.45 AC M OR L.

28-15-351-001-0000

COM N 0°22' W 991.85 FT FR SW COR SEC 15, T 3S, R 1E, SL MER., N 0°22' W 331.15 FT; N 89°51'28" E 65.77 FT; S 0°22' E 331.3 FT; W 65.77 FT TO BEG. 0.5 AC.

28-15-351-002-0000

COM N 0°22' W 1323 FT & N 89°51'28" E 65.77 FT FR SW COR SEC 15, T 3S, R 1E, SL MER, N 89°51'28" E 380.73 FT; S 375.45 FT; NW'LY ALG CURVE TO LEFT 295 FT; W 87.87 FT; N 0°22' W 331.3 FT TO BEG. 3 AC.

28-14-476-002-0000

BEG N 0°25'29" E ALG SEC LINE 71.67 FT FR SE COR OF SEC 14, T 3S, R 1E, SLM: N 0°25'29" E 1248.33 FT M OR L; W 1913.94 FT M OR L; SE'LY ALG CURVE TO L 457.09 FT; S 30°19' E 51.34 FT; S' LY ALG CURVE TO R 865.12 FT M OR L TO SEC LINE: S 89°57'52" E ALG SD SEC LINE 1433.15 FT M OR L; N 5.88 FT M OR L; N 68°14'03" E 177.15 FT; S 89°57'52" E 302.81 FT TO BEG. 57.06 AC M OR L.

28-13-300-003-0000

S ½ OF NW ¼ & W ½ OF SW ¼ & SE ¼ OF SW ¼ SEC 13 T 3S R 1E SL MER 200 AC

28-14-226-001-0000

NW ¼ OF NE ¼ OF NE ¼ SEC 14 T 3S R 1E SL MER 10 AC

28-14-226-004-0000

COM 138.3 FT W FR NE COR SEC 14 T 3S R 1E SL MER W 521.7 FT S 40 RDS W 40 RDS S 40 RDS E 80 RDS N 515.3 FT W 33 FT N 204.7 FT N 53°16' W 133.2 FT N 59°02' W 226.5 FT N 16°02' E 223.1 FT N 35°28' E 232.5 FT TO BEG 26.66 AC

28-23-203-001-0000

BEG NE COR OF NW ¼ OF NE ¼ SEC 23. T 3S, R 1E. SLM: S 337.68 FT: S 53°00'54" W 72.52 FT: S 54°12'57" W 137.04 FT: S 64°12'43" W 124.9 FT: S 81°36'47" W 317.91 FT: S 61°14'35" W 162.44 FT; S 40°24'03" W 151.93 FT: N 73°19'34" W 384.93 FT M OR L: NE'LY ALG CURVE TO R 60 FT M OR L: N 56°15' E 435.04 FT: NE'LY ALG CURVE TO L 312.18 FT: N 33°12' E 96.96 FT: NE'LY ALG CURVE TO L 77.33 FT M OR L: S 89°57'52" E 485.42 FT M OR L TO BEG. 9.90 AC M OR L.

28-23-200-020-0000

BEG N 89°57'52" W ALG SEC LINE 466.85 FT M OR L FR NE COR SEC 23. T 3S. R 1E. SLM: N 89°57'52" W 853.15 FT M OR L: S 337.38 FT: N 53°00'54" E 326.68 FT: S 89°57'52" E 660.57 FEET M OR L: N 44°58' W 96.69 FT: N 10.42 FT M OR L: S 43°55'12" W 19.92 FT: S 89°30'38" W 198.64 FT: S 79°31'57" W 180.05 FT: S 89°43'21" W 171 FT: N 15°32'51" W 20.73 FT: N 89°43'21" E 174.68 FT: N 79°31'57" E 180.01 FT: N 89°30'38" E 191.98 FT: N 43°55'12" E 32.29 FT: N 33.23 FT M OR L TO BEG. 3.13 AC M OR L.