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Book - 9885 Pg - 7039-7041
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

After Recording, Return To:
Michel Land, LLC
11160 South Susan Drive
Sandy City, Utah 84092

PARCEL I.D. NO. 33-20-200-006

FATIC 465330

SPECIAL WARRANTY DEED

BANK OF UTAH, AS CLASS I TRUSTEE OF THE IRREVOCABLE JACK W. KUNKLER TRUST A, SHARE B, dated June 20, 1983, with an address of ATTN: Craig A. Standing, 200 East South Temple, Suite 210, Salt Lake City, Utah 84111 ("GRANTOR"), hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to MICHEL LAND, LLC, a Utah limited liability company, with an address of 11160 South Susan Drive, Sandy City, Utah 84092 ("GRANTEE") for Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property (the "Property") situated in Salt Lake County, State of Utah:

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all buildings, structures, fixtures and improvements located thereon and all rights and interests appurtenant thereto or associated therewith, including without limitation, all easements, rights-of-way and water rights.

SUBJECT ONLY TO non-delinquent taxes and assessments, reservations, easements, rights-of-way, covenants, conditions, restrictions, and interests of record.

WITNESS THE HAND OF THE GRANTOR this 3 day of Dec., 2010.

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW ON NEXT PAGE]

EXHIBIT A

To Special Warranty Deed

Property Description

A portion of Salt Lake County parcel # 33-20-200-006

The following described parcel of land located in the Northwest Quarter of Section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah.

Beginning at a point on the East line of the Grantor's property, said point being located West 1322.44 feet and South 809.47 feet from the North Quarter corner of said section 21; Thence South 0°09'44" East 337.32 feet to a point on the North line of proposed roadway; Thence the following 3 courses along the North line of said roadway, South 87°43'25" West 644.90 feet to a point of curvature of a 370 foot radius curve to the right; Thence continuing 63.24 feet along the arc of said curve through a central angle of 09°47'37"; Thence North 82°28'58" West 14.53 feet; Thence North 0°09'44" West 363.74 feet parallel with the East line of Grantor's property; Thence South 89°33'21" East 722.00 feet parallel with the South line of Grantor's property more or less to the East line of Grantor's property and point of beginning.

