

Recorded at the request of,  
And when recorded return to:

Kenneth A. Eisner  
Springer Bush & Perry, P.C.  
500 Cherrington Parkway, Suite 420  
Coraopolis, PA 15108

10298123  
12/12/2007 3:03:00 PM \$21.00  
Book - 9547 Pg - 4440-4443  
Gary W. Ott  
Recorder, Salt Lake County, UT  
INTEGRATED TITLE INS. SERVICES  
BY: eCASH, DEPUTY - EF 4 P.

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

## SPECIAL WARRANTY DEED

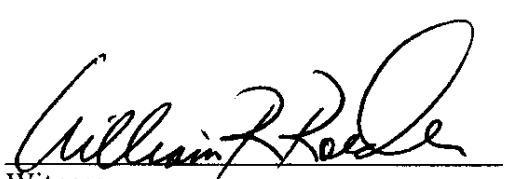
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to KEY BANK, NA, as TRUSTEE OF THE IRREVOCABLE JACK W. KUNKLER TRUST A, SHARE B, Grantee, of 1301 Fifth Avenue, Suite 2400, Seattle, Washington 98101, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, State of Utah (the "Property"):

See Exhibit "A" attached.

The above Property is conveyed subject to: taxes, assessments, reservations in patents, easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record; any and all conditions, easements, encroachments, rights of way or restrictions which a physical inspection, or accurate ALTA survey of the Property, would reveal; and any applicable zoning and use regulations of any municipality, county, state or federal government or agency effecting the Property

WITNESS, the hand of said Grantor, this 11 day of December, 2007.

WASATCH SOUTH HILLS  
DEVELOPMENT CO., LLC  
A Utah Limited Liability Company

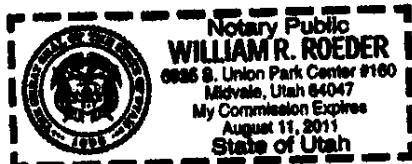
  
Witness

By   
Dave Millheim, Manager

STATE OF UTAH )  
: ss.  
County of Salt Lake )

On the 11 day of December, 2007, personally appeared before me Dave Millheim, who, being by me duly sworn, did say that he is the Manager of WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, and that the said instrument was signed on behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.

William R. Keefer  
NOTARY PUBLIC



**EXHIBIT "A"**

A PARCEL OF LAND LOCATED IN SECTIONS 16, 20 AND 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 16, 17, 20 AND 21 AND RUNNING THENCE SOUTH  $88^{\circ} 02'32''$  WEST, ALONG THE SECTION LINE, A DISTANCE OF 2620.36 FEET, TO THE QUARTER CORNER COMMON TO SECTIONS 17 AND 20; THENCE SOUTH  $89^{\circ} 28' 20''$  WEST, ALONG THE SECTION LINE, A DISTANCE OF 140.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, THE CENTER OF WHICH BEARS SOUTH  $19^{\circ} 21' 20''$  EAST, THROUGH A CENTRAL ANGLE OF  $09^{\circ} 35' 15''$ , A DISTANCE OF 33.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH  $9^{\circ} 44' 51''$  WEST, THROUGH A CENTRAL ANGLE OF  $44^{\circ} 07' 09''$ , A DISTANCE OF 385.01 FEET; THENCE NORTH  $36^{\circ} 07' 53''$  EAST, A DISTANCE OF 286.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, THE CENTER OF WHICH BEARS NORTH  $36^{\circ} 07' 53''$  EAST, THROUGH A CENTRAL ANGLE OF  $31^{\circ} 30' 18''$ , A DISTANCE OF 164.96 FEET; THENCE SOUTH  $85^{\circ} 22' 21''$  EAST, A DISTANCE OF 409.26 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF  $37^{\circ} 47' 00''$ , A DISTANCE OF 329.72 FEET; THENCE SOUTH  $47^{\circ} 46' 30''$  EAST, A DISTANCE OF 92.37 FEET; THENCE NORTH  $61^{\circ} 43' 40''$  EAST, A DISTANCE OF 1907.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 400.00 FEET, THE CENTER OF WHICH BEARS NORTH  $57^{\circ} 21' 58''$  EAST, THROUGH A CENTRAL ANGLE OF  $52^{\circ} 25' 22''$ , A DISTANCE OF 365.98 FEET, TO THE NORTH-SOUTH 10 ACRE LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH  $0^{\circ} 35' 35''$  WEST, ALONG SAID NORTH-SOUTH 10 ACRE LINE, A DISTANCE OF 796.68 FEET, TO THE NORTH LINE OF GOVERNMENT LOT 4; THENCE SOUTH  $89^{\circ} 08' 29''$  EAST, ALONG SAID NORTH LINE, A DISTANCE OF 329.98 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH  $00^{\circ} 36' 08''$  WEST, ALONG THE NORTH-SOUTH LINE COMMON TO GOVERNMENT LOTS 3 AND 4, A DISTANCE OF 435.09 FEET; THENCE NORTH  $89^{\circ} 23' 44''$  WEST, A DISTANCE OF 991.41 FEET, TO THE SECTION LINE; THENCE NORTH  $00^{\circ} 36' 16''$  EAST, ALONG SAID SECTION LINE, A DISTANCE OF 439.48 FEET, TO THE POINT OF BEGINNING.

BEING PART OF

Parcel Identification No. 33-16-300-009

Parcel Identification No. 33-16-300-010

Parcel Identification No. 33-17-300-002

---

Parcel Identification No. 33-17-400-003

Parcel Identification No. 33-17-400-004

Parcel Identification No. 33-21-100-016

ITS#36762B