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6/6/2008 3:56:00 PM \$33.00  
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Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 6 P.

**Recording Requested By  
And When Recorded, Mail To:**  
Suburban Land Reserve, Inc.  
Attn: G. Scott Dean  
5 Triad Center, Suite 325  
Salt Lake City, UT 84180

For Information Purposes:  
Tax ID Nos.: 16-06-105-027      16-06-105-032      16-06-151-003  
                  16-06-105-028      16-06-105-034      16-06-151-004  
                  16-06-105-030      16-06-105-046      16-06-151-018

(Space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, DESERET NEWS PUBLISHING COMPANY, a Utah corporation, with its principal office at 30 East 100 South, Salt Lake City, UT 84110 ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor, to SUBURBAN LAND RESERVE, INC., a Utah corporation, with its principal office at 5 Triad Center, Suite 325, Salt Lake City, Utah 84180 ("Grantee"), all right, title and interest in and to the real property located in Salt Lake County, Utah, and described as follows:

See legal description on Exhibit A attached hereto and incorporated herein by reference.

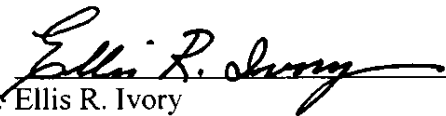
TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4<sup>th</sup> day of June, 2008.

GRANTOR:

DESERET NEWS PUBLISHING COMPANY,  
a Utah corporation

By:   
Name: Ellis R. Ivory  
Its: Chairman

*[Notary acknowledgement on following page.]*

STATE OF UTAH                    )  
  ) ss.  
COUNTY OF SALT LAKE    )

On this 4 day of June, 2008, personally appeared before me ELLIS R. IVORY, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Chairman of DESERET NEWS PUBLISHING COMPANY, a Utah corporation, and acknowledged to me that said corporation executed the same.

  
\_\_\_\_\_  
Notary Public

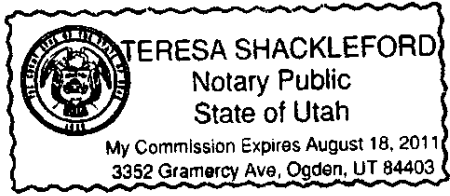


Exhibit A  
to  
Special Warranty Deed

[Legal Description]

All parcels being real property situated in the Salt Lake County, State of Utah which are specifically described as follows:

**PARCEL 1:**

BEGINNING AT A POINT S 0°03'21" W (SOUTH) 98.00 FEET FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT A, SALT LAKE CITY SURVEY AND RUNNING THENCE S 89°55'20" E (EAST) 32.37 FEET; THENCE SOUTH 15.00 FEET; THENCE S 89°55'20" E (EAST) 78.00 FEET TO THE WEST LINE OF REGENT STREET; THENCE S 1°15'17" W 78.52 FEET; THENCE N 89°55'20" W (WEST) 108.74 FEET; N 0°03'21" E (NORTH) 93.50 FEET TO THE BEGINNING.

**PARCEL 2:**

COMMENCING AT A POINT 191.5 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 56 FEET; THENCE EAST 106 FEET, MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTHERLY ALONG SAID WEST LINE OF REGENT STREET, 56 FEET, MORE OR LESS, TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST 107.5 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ALSO: COMMENCING AT A POINT 247 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 27 1/2 FEET; THENCE EAST 106 FEET MORE OR LESS TO REGENT STREET; THENCE NORTH 27 1/2 FEET ALONG REGENT STREET TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST 106 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

**PARCEL 3:**

BEGINNING AT A POINT NORTH 247.5 FEET FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 102.33 FEET MORE OR LESS TO THE WEST LINE OF REGENT STREET; THENCE NORTH 1°15' EAST ALONG THE WEST LINE OF SAID STREET 43.75 FEET; THENCE WEST 104.25 FEET; THENCE SOUTH 43.75 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 38 FEET 9 INCHES SOUTH OF THE NORTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 104 FEET 3 INCHES TO THE WEST LINE OF REGENT

STREET (FORMERLY KNOWN AS COMMERCIAL STREET); THENCE NORTH 27 FEET 6 INCHES; THENCE WEST 104 FEET 3 INCHES; THENCE SOUTH 27 FEET 6 INCHES, TO THE PLACE OF BEGINNING.

ALSO: BEGINNING 16 1/4 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 107-3/4 FEET MORE OR LESS, TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1 1/4° WEST ALONG WEST LINE OF REGENT STREET 27 1/2 FEET; THENCE WEST 107-3/4 FEET MORE OR LESS, TO LINE DIVIDING LOTS 3 AND 4 IN SAID BLOCK; THENCE NORTH 27 1/2, FEET MORE OR LESS, TO POINT OF BEGINNING.

ALSO: COMMENCING 16.25 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 6, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE NORTH 38.75 FEET; THENCE EAST 8.12 FEET; THENCE SOUTH 11.25 FEET; THENCE EAST 20 FEET; THENCE NORTH 11.25 FEET; THENCE EAST 78.98 FEET MORE OR LESS TO WEST LINE OF REGENT STREET; THENCE SOUTH ABOUT 1°15' WEST ALONG WEST LINE OF SAID STREET 38.75 FEET, MORE OR LESS TO A POINT DUE EAST FROM THE PLACE OF BEGINNING, THENCE WEST 107.75 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

**PARCEL 4:**

COMMENCING AT A POINT 247 1/2 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, THENCE EAST 102-1/3 FEET MORE OR LESS TO THE WEST SIDE OF REGENT STREET; THENCE SOUTH 1°15' WEST 22 FEET; THENCE WEST 102 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 22 FEET TO THE PLACE OF BEGINNING.

**PARCEL 5:**

COMMENCING 184.5 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 41 FEET; THENCE EAST 101 FEET, 5.5 INCHES, MORE OR LESS TO THE WEST LINE OF REGENT STREET (FORMERLY COMMERCIAL STREET); THENCE SOUTH 1°15' WEST 41 FEET; THENCE WEST 100 FEET, 11.75 INCHES, TO THE PLACE OF BEGINNING.

**PARCEL 8:**

BEGINNING AT A POINT NORTH 00°03'21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT A, SALT LAKE CITY SURVEY, AND RUNNING THENCE NORTH 00°03'21" EAST 48.73 FEET ALONG SAID EAST LINE OF MAIN STREET; THENCE SOUTH 89°55'29" EAST 165.10 FEET ALONG A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED

JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS, TO A POINT ON AN EAST LINE OF LOT 5, IN SAID BLOCK 70; THENCE SOUTH 00°03'25" WEST 48.19 FEET; THENCE SOUTH 89°53'07" WEST 165.10 FEET TO THE POINT OF BEGINNING. SAID PROPERTY BEING FURTHER DESCRIBED BY THAT CERTAIN SURVEY DATED APRIL 20, 1993 AND FILED IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE AS SURVEY NO. S93-11-0633 TO WIT: BEGINNING AT A POINT NORTH 00°03'21" EAST 35.02 FEET ALONG THE EAST LINE OF MAIN STREET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 70, PLAT A, SALT LAKE CITY SURVEY, SAID POINT OF BEGINNING ALSO BEING NORTH 0°02'13" WEST 429.27 FEET ALONG THE MONUMENT LINE IN MAIN STREET AND NORTH 89°57'47" EAST 68.40 FEET FROM A SALT LAKE CITY SURVEY MONUMENT IN THE INTERSECTION OF MAIN STREET AND 200 SOUTH STREET, AND RUNNING THENCE NORTH 00°03'21" EAST 48.73 FEET ALONG SAID EAST LINE OF MAIN STREET TO A BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS; THENCE SOUTH 89°55'29" EAST 165.00 FEET ALONG THE SAID BOUNDARY LINE AS ESTABLISHED BY AGREEMENT RECORDED JANUARY 28, 1948, AS ENTRY NO. 1109267, IN BOOK 586, PAGE 515 OF OFFICIAL RECORDS TO A POINT ON THE EAST LINE OF LOT 5 IN SAID BLOCK 70; THENCE SOUTH 00°03'21" WEST 48.18 FEET; THENCE SOUTH 89°53'07" WEST 165.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE HEREINABOVE DESCRIBED PARCELS ARE TOGETHER WITH AND SUBJECT TO THAT CERTAIN RIGHT OF WAY REFERRED TO AND DESCRIBED IN THE DECREE OF THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY, UTAH, ENTITLED EZRA THOMPSON, ET AL. VS P.W. MADSEN, ET AL., DATED JUNE 27, 1904 AND RECORDED JUNE 30, 1904 IN BOOK 6-G AT PAGES 558 THROUGH 565 IN THE RECORDER'S OFFICE OF SALT LAKE COUNTY, UTAH, AND AS AMENDED BY THOSE CERTAIN AGREEMENT AND BARGAIN AND SALE DEEDS RECORDED DECEMBER 1, 1966, AS ENTRY NOS. 2180502 THROUGH AND INCLUDING 2180507 AND ENTRY NO. 2180517 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 8.12 FEET EAST AND 544.85 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE RIGHT 31.42 FEET; THENCE EAST 88.44 FEET TO THE WEST LINE OF REGENT STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF REGENT STREET 15 FEET; THENCE WEST 91.80 FEET; THENCE ON A CURVE WITH A RADIUS OF ABOUT 20 FEET TO THE LEFT 28.06 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 11.88 FEET; THENCE NORTH 560.07 FEET; THENCE EAST 5.26 FEET; THENCE NORTH 4.78 FEET; THENCE EAST TO A POINT WHICH IS 88.44 FEET WEST FROM THE WEST LINE OF REGENT STREET; THENCE SOUTHWESTERLY 31.42 FEET ALONG A CURVE HAVING A RADIUS OF ABOUT 20 FEET; THENCE WEST 3.36 FEET; THENCE SOUTH 198.60 FEET; THENCE WEST 2.58 FEET; THENCE SOUTH 346.25 FEET; THENCE WEST 2.18 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 12.00 FEET; THENCE NORTH 565.00 FEET; THENCE EAST TO A POINT ON THE WEST LINE OF REGENT STREET; THENCE SOUTH 15 FEET; THENCE WEST TO THE EAST LINE OF LOT 5, BLOCK 70, PLAT "A" SALT LAKE CITY SURVEY; THENCE SOUTH APPROXIMATELY 545.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 1E:**

BEGINNING AT A POINT 104 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 39.5 FEET; THENCE NORTH 25 FEET; THENCE WEST 55 FEET TO THE EAST LINE OF REGENT STREET; THENCE SOUTH 1°30' WEST ALONG SAID EAST LINE 25 FEET TO A POINT DUE WEST FROM BEGINNING; THENCE EAST 15.5 FEET TO THE POINT OF BEGINNING.

**PARCEL 2E:**

BEGINNING 59 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 39 ½ FEET; THENCE NORTH 45 FEET; THENCE WEST 55 FEET, MORE OR LESS; THENCE SOUTH 1°10' WEST 45 FEET, MORE OR LESS, TO A POINT DUE WEST OF BEGINNING; THENCE EAST 15 ½ FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**PARCEL 3E:**

BEGINNING 59 FEET NORTH AND 39.5 FEET EAST AND 25 FEET NORTH FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 70, PLAT "A", SALT LAKE CITY SURVEY; THENCE EAST 39.51 FEET; THENCE NORTH 49 FEET; THENCE WEST 39.51 FEET; THENCE SOUTH 49 FEET TO BEGINNING.

*Ck By JJB 5/29/2008*