

Send Tax Notices To:
Petersboro Partners LLC
6517 S Canyon Cove Drive
Salt Lake City, UT 84121

Ent 1046224 Bk 1673 Pg 23
Date: 11-Jul-2011 03:47 PM Fee \$34.00
Cache County, UT
Michael Glead, Rec. - Filed By GC
For STRONG & HANNI LAW

SPECIAL WARRANTY DEED

LEH CONSULTING SERVICES, LLC, as to an undivided 15%, J.B. & C. FAMILY LIMITED LIABILITY COMPANY, as to an undivided 20%, PAUL W. HESS, TRUSTEE of the Brent and Jill Bishop 2000 Irrevocable Trust under agreement dated December 28, 2000, as to an undivided 20%, and SPRING HAVEN FARMS, LC, as to an undivided 25.6964%, Grantors, hereby Convey and Warrant against all persons claiming by, through or under Grantors, to PETERSBORO PARTNERS LLC, a Utah limited liability company, Grantee, of 6517 S Canyon Cove Drive, Salt Lake City, Utah 84121, for TEN DOLLARS and other good and valuable consideration, the following described tract of land in Cache County, State of Utah:

See Exhibit A attached to and incorporated herein by reference

TOGETHER WITH any buildings, improvements, water rights, water shares, and all rights-of-way, easements, privileges and appurtenances.

SUBJECT TO mortgages, trust deeds, easements, restrictions, and rights of way of record and general property taxes for the current year which remain unpaid to the date hereof.

WITNESS, the hand of said Grantors this 20th day of May, 2011.

[Signature pages follow.]

LEH CONSULTING SERVICES, LLC

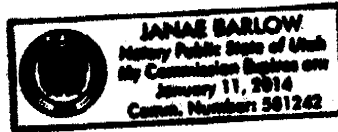
By: [Signature]
Lloyd Hansen, Manager

STATE OF UTAH)
) :SS.
COUNTY OF Salt Lake)

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On the 21 day of June, 2011, the foregoing instrument was acknowledged before me by Lloyd Hansen, as Manager of LEH Consulting Services, LLC.

[Signature]
Notary Public



J.B. & C. FAMILY LIMITED LIABILITY COMPANY

By: *Brent L Bishop*
Brent L Bishop, Manager

STATE OF UTAH)
)
COUNTY OF Salt Lake) :SS.

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On the 2nd day of June, 2011, the foregoing instrument was acknowledged before me by Brent L Bishop, as Manager of J.B. and C. Family Limited Company.



MICHELE A. NELL
NOTARY PUBLIC-STATE OF UTAH
13250 POINT DR # 11208
DRAPER, UTAH 84020
COMM. EXP. 9-7-2011

Michele A Nell
Notary Public

BRENT AND JILL BISHOP 2000 IRREVOCABLE TRUST
under agreement dated December 28, 2000

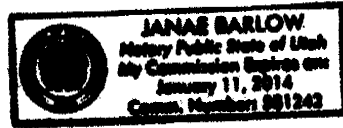
By: Paul W. Hess
Paul W. Hess, Trustee

STATE OF UTAH)
)
) :ss.
COUNTY OF Salt Lake)

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On the 21 day of June, 2011, the foregoing instrument was acknowledged before me by Paul W. Hess, as Trustee of the Brent and Jill Bishop 2000 Irrevocable Trust under agreement dated December 28, 2000.

Janae Barlow
Notary Public



SPRING HAVEN FARMS, LC

By: *Lynn G. Robbins*
Lynn G. Robbins, Manager

STATE OF UTAH)
)
:ss.
COUNTY OF Salt Lake)

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On the 24 day of May, 2011, the foregoing instrument was acknowledged before me by Lynn G. Robbins, as Manager of Spring Haven Farms, LC.

Susan Yadeskie
Notary Public



EXHIBIT A

**(Attached to and forming part of
Special Warranty Deed)**

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LEGAL DESCRIPTION**PARCEL 1**

Beginning 400 feet East from the South Quarter corner of Section 13, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and running thence North 32°28' West 1134 feet; thence East 300 feet; thence South 22°11'22" East 1036.67 feet to a point East 100 feet of point of beginning; thence West 100 feet to beginning. Subject to rights of way.

Less: Parcel to UDOT for Highway 30, as Entry No. 949700, records of CACHE County, Utah.

PARCEL 2 .

That part of the following inside CACHE County: All that part of the Southwest Quarter of the Southeast Quarter and all that part of the South half of the Southwest Quarter of Section 13, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and lying West of Highway 30; Less: Beginning at the Southwest corner of Section 24, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and running thence North 0°18'32" East 5314.26 feet to the Northwest corner of said Section 24; thence North 34°41'26" East 17.95 feet along county line to true point of beginning; thence North 34°41'26" East 374.97 feet along said line; thence South 88°44'43" East 503.43 feet; thence South 7°47'11" West 310.37 feet to the South line of said section; thence West 674.75 feet; thence North 0°24'58" East 10.22 feet to the true point of beginning; Less: Parcels to UDOT for Highway 30 Entry No. 949699 and 949702, records of CACHE County, Utah.

PARCEL 3

That part of the following inside CACHE County and lying Southwesterly of state road; the South half of the Northwest Quarter; the North half of the Southwest Quarter of Section 13, Township 12 North, Range 2 West of the Salt Lake Base and Meridian. Less: County road Less: Parcel to UDOT for Highway 30 Entry No. 949701, records of CACHE County, Utah.

PARCEL 4

Lot 2, ALLEN BURRIS LOT SPLIT SUBDIVISION as shown by the official plat thereof, filed June 7, 2005, as Filing No. 891911 in the office of the Recorder of CACHE County, Utah. Less: Beginning at the Southwest corner of Section 24, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and running thence North 0°18'32" East 5314.26 feet to the Northwest corner of said Section 24, and running thence North 34°41'26" East 17.95 feet along county line to the true point of beginning; thence North 34°41'26" East 374.97 feet along said line; thence South 88°44'43" East 503.43 feet; thence South 7°47'11" West 439.24 feet; thence South 1°41'14" West 1178.32 feet; thence South 13°07'57" West 405.36 feet; thence South 5°06'51" West 881.47 feet; thence South 5°39'41" West 725.2 feet; thence South 0°41'32" East 1142.39 feet; thence North 89°09'18" West 411.89 feet to the West line of 400 West Street; thence along said right of way line in 4 courses: North 0°02'02" East 163.18 feet; thence North 2°09'41" West 282.92 feet; thence North 0°26'10" East 1328.52 feet; thence North 0°21'51" East 1328.89 feet; thence North 0°24'58" East 1343.11 feet to the true point of beginning; Less: Parcel to UDOT for Highway 30 Entry No. 949703, records of CACHE County Utah. Less: Beginning at the Northwest corner of Section 24, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and running

thence South 0°18'32" West 455.81 feet and East 1641.12 feet to the Northwest corner of Lot 1 of said subdivision and the true point of beginning; thence South 11°12'02" East 542.46 feet; thence North 71°37'25" East 540.32 feet; thence North 28°26'11" West 183.51 feet to the South line of 24 foot wide access road; thence North 82°29'37" East 325.44 feet; thence North 81°55'30" East 96.64 feet; thence South 752.22 feet to the South line of Lot 2 of said subdivision; thence North 89°28'28" West 923.49 feet; thence North 1°39'09" West 888.44 feet to true point of beginning. Less: Beginning at the Northwest corner of Section 24, Township 12 North, Range 2 West of the Salt Lake Base and Meridian; and running thence South 0°18'32" West 455.81 feet and East 1641.12 feet to the Northwest corner of said Lot 1; thence North 82°10'58" East 396.5 feet to the Northeast corner of said Lot 1 and the true point of beginning; thence North 82°30'36" East 334.65 feet; thence North 81°55'16" East 226.71 feet; thence South 249.52 feet to the North line of a 24 foot wide access road; thence South 81°55'32" West 99.9 feet; thence South 82°29'51" West 334.62 feet; thence North 28°27'18" West 263.6 feet along the East line of Lot 1 to the true point of beginning.

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LESS AND EXCEPTING: Part of the Northwest Quarter of Section 24, Township 12 North, Range 2 West of the Salt Lake Baseline and Meridian: Commencing at the Northwest corner of Section 24, Township 12 North, Range 1 West of the Salt Lake Baseline and Meridian monumented with a CACHE County Brass Cap; thence South 00°18'32" West 455.81 feet along the section line; thence East 1641.12 feet to the Northwest corner of Lot 1, LOT SPLIT SUBDIVISION for Allen Burriss recorded June 7, 2005 under Instrument No. 891911 and the point of beginning and running thence South 01°39'09" East 888.44 feet to the South line of Lot 2 said LOT SPLIT SUBDIVISION for Allen Burriss; thence North 89°28'28" West 367.35 feet (North 89°35'15" West, by record) along the South line of said Lot 2 and its projection thereof; thence Northerly, a distance of 116.07 feet along a non tangent curve to the left of which the radius point lies North 77°37'58" West a radius of 525.00 feet, and having a central angle of 12°40'01" and a chord that bears North 06°02'01" East 115.83 feet; thence North 00°11'40" West 676.74 feet; thence North 74°22'49" East 344.56 feet to the point of beginning.

PARCEL 5

Open Space A, the parcel lying between Lot 2 and 3, SPRING RIDGE ESTATES, PHASE 1, as shown by the official plat thereof, filed July 17, 2007, as Filing No. 949493 in the office of the Recorder of CACHE County, Utah.

This property lies within the boundaries of the ALLEN BURRIS LOT SPLIT SUBDIVISION, LOT 2.

PARCEL 6

Lot 2, SPRING RIDGE ESTATES, PHASE 1, as shown by the official plat thereof, filed July 17, 2007, as Filing No. 949493 in the office of the Recorder of CACHE County, Utah.

This property lies within the boundaries of the ALLEN BURRIS LOT SPLIT SUBDIVISION, LOT 2.

PARCEL 7

Lot 8 SPRING RIDGE ESTATES SUBDIVISION PHASE 1, Amended Plat for Lots 7 and 8, further described as:

Part of Lot 7 and all of Lot 8, SPRING RIDGE ESTATES PHASE 1, shown on the official plat recorded July 17, 2007, as Entry No. 949493, in the office of the CACHE County Recorder's office described as follows:

Commencing at the Southwest corner of said Lot 7, SPRING RIDGE ESTATES PHASE 1, thence North 00°24'58" East 212.04 feet along the East right of way line of 8000 West Street; to the point of beginning;

thence continuing along said East right of way line North 00°24'58" East 548.11 feet to the Northwest corner of said Lot 8; thence North 88°22'00" East 658.61 feet to the Northeast corner of said Lot 8; thence South 01°41'14" West 593.57 feet; thence North 89°36'17" West 622.03 feet; thence North 00°24'58" East 22.00 feet; thence North 89°36'17" West 23.00 feet to the point of beginning.

This property lies within the boundaries of the ALLEN BURRIS LOT SPLIT SUBDIVISION, LOT 2.

PARCEL 8

Lot 9, SPRING RIDGE ESTATES, PHASE 1, as shown by the official plat thereof, filed July 17, 2007, as Filing No. 949493 in the office of the Recorder of CACHE County, Utah.

This property lies within the boundaries of the ALLEN BURRIS LOT SPLIT SUBDIVISION, LOT 2.

12-045-0008 12-045-0009 12-045-0026 12-047-0010 12-047-0012

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