

WHEN RECORDED, MAIL TO:

L. S. McCULLOUGH, ESQ.
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

Ent 108707 Bk 251 Pg 549
Date: 02-AUG-2007 2:40PM
Fee: \$17.00 Check
Filed By: CRB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: CALLISTER NEBEKER & McCULLOUGH

Space above for County Recorder's use

Parcel # 2-3594 01-004-438

SPECIAL WARRANTY DEED

Clayton Grant Mackay, grantor, of Salt Lake County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him/her/them/it to **GRANDA REAL ESTATE, LLC**, grantee, of 1138 West 4800 South, Taylorsville, Salt Lake County, State of Utah 84123, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Morgan County, State of Utah**:

SITUATED IN MORGAN COUNTY, UTAH, IS LOCATED IN PART OF THE S 1/2 NW 1/4 AND N 1/2 SW 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH SIDE OF THE ROUND VALLEY ROAD 27.5 CHAINS (1815') NORTH AND 1.42 CHAINS (93.72') NORTH 50 DEG EAST OF THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE RUNNING NORTH 50 DEG EAST 7.88 CHAINS (520.08') TO THE CENTER OF THE WEBER RIVER; THENCE UP THE CENTER OF THE WEBER RIVER THREE COURSES AS FOLLOWS: NORTH 61 DEG EAST 271 FEET, NORTH 37 DEG EAST 470 FEET, NORTH 64 DEG EAST 340 FEET TO THE EAST LINE OF SW 1/4 NW 1/4; THENCE NORTH 20 FEET ALONG SAID QUARTER-QUARTER SECTION LINE; THENCE NORTH 41 DEG EAST 14 CHAINS (924'); THENCE SOUTH 56 DEG EAST 6 CHAINS (396'); THENCE SOUTH 33 DEG WEST 10 CHAINS (660'); THENCE SOUTH 12 DEG WEST 3 CHAINS (198'); THENCE SOUTH 32 DEG WEST 9 CHAINS (594'); THENCE SOUTH 52 DEG 30' WEST 9.5 CHAINS (627'); THENCE NORTH 78 DEG WEST 10 CHAINS (660'); THENCE NORTH 87 DEG WEST 4.67 CHAINS (308.22'); TO THE PLACE OF BEGINNING.

LESS AND EXPECTING LOTS 1, 2, 3, 4 AND 5, COMO SPRINGS
SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE WITH THE MORGAN COUNTY RECORDERS OFFICE.

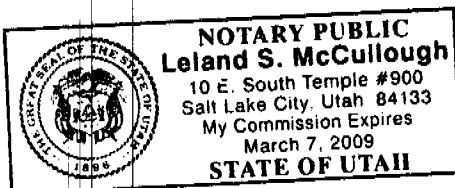
J. G. Mackay WITNESS, the hand of said grantor this 27 day of
, 2007.

C. G. Mackay
Clayton Grant Mackay

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

On the 27 day of June, 2007,
personally appeared before me, Clayton Grant Mackay,
the signer of the within instrument, who duly acknowledged to
me that they executed the same.

NOTARY PUBLIC



Como Springs