

WHEN RECORDED, MAIL TO:

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36 South State Street #1400
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3/9/2010 4:46:00 PM \$12.00
Book - 9809 Pg - 5611-5612
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Space Above for Recorder's Use

WARRANTY DEED

(Special)

MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, **grantor**, of 9350 South 150 East, Suite 1000, Sandy, Utah 84070 hereby **CONVEYS** and **WARRANTS** only as against all claiming by, through or under it to **KMAM REAL ESTATE LLC**, a Utah limited liability company, **grantee**, of 11453 Lone Peak Parkway, Draper, Utah 84020, for the sum of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" attached hereto and by this reference made a part hereof.

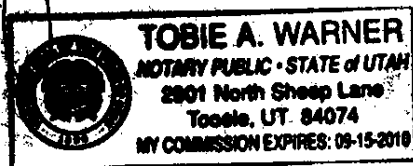
WITNESS, the hand of said grantor, this 08 day of March, 2010.

MILLER FAMILY REAL ESTATE, L.L.C.



Gregory S. Miller, Operating Manager

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



On the 08 day of March, 2010, personally appeared before me Gregory S. Miller, who being by me duly sworn, did say that he, the said Gregory S. Miller, is the Operating Manager of Miller Family Real Estate, L.L.C., and that the within and foregoing instrument was signed in behalf of said company by authority of a resolution of its members, and said Gregory S. Miller duly acknowledged to me that said company executed the same.



NOTARY PUBLIC

FAT1C 429215

EXHIBIT "A"

PARCEL 1:

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF DRAPER, SALT LAKE COUNTY, UTAH AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH 89°46'13" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 856.97 FEET; THENCE DEPARTING SAID LINE SOUTH 00°03'45" WEST, 81.66 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE KNOWN AS UDOT PROJECT NO. SP. 15-7(156)293; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PROJECT THE FOLLOWING SEVEN (7) COURSES: SOUTH 88°34'20" EAST, 165.75 FEET, NORTH 89°22'49" EAST, 290.66 FEET, SOUTH 43°10'46" EAST, 95.14 FEET, SOUTH 13°30'34" EAST, 1050.76 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 64.80 FEET, A RADIAL LINE BEARS AT SAID POINT (SOUTH 17°52'08" EAST), SOUTHERLY ALONG THE ARC OF SAID CURVE 174.77 FEET THROUGH A CENTRAL ANGLE OF 154°31'50" TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 20.51 FEET, A RADIAL LINE BEARS AT SAID POINT (SOUTH 07°37'58" WEST), SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 24.93 FEET THROUGH A CENTRAL ANGLE OF 69°37'00", SOUTH 12°44'18" EAST, 13.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 89°39'23" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 336.25 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00°23'26" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, 165.00 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°39'23" WEST, 393.96 FEET TO THE EASTERLY LINE OF THE UTAH POWER AND LIGHT CORRIDOR RECORDED AS INSTRUMENT NO. 2722202, BOOK 3905, PAGE 165-166 ON FILE IN THE SALT LAKE RECORDER'S OFFICE; THENCE NORTH 09°07'39" WEST, ALONG SAID EASTERLY LINE, 442.37 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 00°03'45" EAST, 641.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE JORDAN AND SALT LAKE CITY CANAL, AS DESCRIBED IN THAT CERTAIN INSTRUMENT RECORDED MARCH 11, 1882, IN BOOK "S", AT PAGE 745-6 OF OFFICIAL RECORDS.

APN: 27-24-402-002-0000

PARCEL 1A: (NON-EXCLUSIVE EASEMENT)

A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE AND REPAIR OF A FUTURE ROADWAY BEING 65 FEET IN WIDTH AND 186 FEET LONG AT A LOCATION TO BE AGREED UPON BY PACIFICORP, SAID EASEMENT BEING RECORDED SEPTEMBER 1, 2005, AS ENTRY NO. 9479305 IN BOOK 9183 AT PAGE 105 OF OFFICIAL RECORDS.

APN: 27-24-402-003-0000