

SPECIAL WARRANTY DEED

After Recording Please Return To:

GBTD LLC
Christopher West
2691 S Decker Lake Lane
WVC, UT 84119

KNOW ALL MEN BY THESE PRESENTS:

10939809
04/23/2010 04:39 PM \$10.00
Book - 9820 Pg - 3520-3523
GARY W. OTT
RECODER, SALT LAKE COUNTY, UTAH
US TITLE INSURANCE AGCY
14834 HERITAGE WY #C
BLUFFDALE UT 84065
BY: KAB, DEPUTY - WI 4 P.

DECKER LAKE LLC, an Alaska limited liability company, of 3201 C Street, Suite 200, Anchorage, Alaska 99503 ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby CONVEY and WARRANT against all claiming by, through, or under the acts of the Grantor unto **GBTD LLC**, a Delaware limited liability company, 2691 South Decker Lake Lane, West Valley City, Utah 84119 ("Grantee") the tract or parcel of land in West Lake City, Utah, described in Exhibit 1, together with all rights, titles, and interests appurtenant thereto including, without limitation, Grantor's interest, if any, in any and all adjacent streets, alleys, rights of way and any adjacent strips and gores (such land and interests are hereinafter collectively referred to as the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to all matters described in Exhibit 2 hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Exceptions").

EXECUTED as of April 20, 2010.

DECKER LAKE LLC

By: Alderaan Development LLC, Managing Member

By: Stuart C. Bond, Managing Member

STATE OF ALASKA)
THIRD JUDICIAL DISTRICT) ss.
)

The foregoing instrument was acknowledged before me this 20 day of April, 2010 by
Stuart C. Bond, as Managing Member of Alderaan Development LLC, Managing Member of
DECKER LAKE LLC, an Alaska limited liability company, on behalf of the company.



Barb Smith
Notary Public for Alaska
My commission expires: 01-11-12

Exhibit 1
(Legal description)

PARCEL NO. 1:

BEGINNING AT A POINT SOUTH $0^{\circ}03'10''$ EAST ALONG THE SECTION LINE 1980.896 FEET AND SOUTH $89^{\circ}56'50''$ WEST 990.0 FEET FROM THE CENTER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH $0^{\circ}03'10''$ EAST 95.0 FEET; THENCE SOUTH $89^{\circ}56'50''$ WEST 230.0 FEET TO THE EAST LINE OF 1935 WEST STREET; THENCE NORTH $0^{\circ}03'10''$ WEST ALONG SAID EAST LINE 95.0 FEET; THENCE NORTH $89^{\circ}56'50''$ EAST 230.0 FEET TO THE POINT OF BEGINNING.

PARCEL NO 2:

BEGINNING AT A POINT SOUTH $89^{\circ}57'30''$ WEST 968.00 FEET AND NORTH $00^{\circ}03'10''$ WEST 348.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH $00^{\circ}03'10''$ WEST 60.00 FEET; THENCE SOUTH $89^{\circ}56'50''$ WEST 252.00 FEET; THENCE NORTH $00^{\circ}03'10''$ WEST 159.68 FEET; THENCE NORTH $89^{\circ}56'50''$ EAST 230.00 FEET, THENCE NORTH $00^{\circ}03'10''$ WEST 95.00 FEET; THENCE NORTH $89^{\circ}57'18''$ EAST 470.00 FEET; THENCE SOUTH $00^{\circ}03'10''$ EAST 312.87 FEET; THENCE SOUTH $89^{\circ}57'30''$ WEST 448.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS CREATED BY AN EASEMENT AGREEMENT RECORDED OCTOBER 6, 1993 AS ENTRY NO. 5623353 IN BOOK 6771 AT PAGE 1056 AND AMENDED BY AN EASEMENT RELOCATION AGREEMENT DATED JUNE 2, 1994 AND RECORDED JUNE 3, 1994 AS ENTRY NO. 5841345 IN BOOK 6955 AT PAGE 291 OF OFFICIAL RECORDS, MORE FULLY DESCRIBED AS:

BEGINNING AT A POINT WHICH LIES SOUTH $89^{\circ}57'30''$ WEST 781.00 FEET AND NORTH $0^{\circ}02'30''$ WEST 23.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (SAID POINT LIES ON THE NORTH LINE OF 2770 SOUTH STREET) AND RUNNING THENCE NORTH $0^{\circ}02'30''$ WEST 325.05 FEET TO THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF FIRST HEALTH REALTY, INC.; THENCE NORTH $89^{\circ}57'30''$ EAST 15.00 FEET ALONG THE SOUTH LINE; THENCE SOUTH $0^{\circ}02'30''$ EAST 325.05 FEET TO THE NORTH LINE OF 2770 SOUTH STREET; THENCE SOUTH $89^{\circ}57'30''$ WEST 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

15-22-376-015-000, 15-22-376-020-0000

EXHIBIT 2
PERMITTED EXCEPTIONS

1. Water rights, claims, or title to water.
2. General property taxes for year 2010 are now a lien, not yet due.
3. 2009 general property taxes were paid. Tax ID No. 15-22-376-015-0000 and 15-22-376-020-0000.
4. Any charge upon the land by reason of its inclusion in West Valley City and Granger-Hunter Improvement District.
5. Restrictive Covenants (Amended), recorded June 10, 1977 as Entry No. 2955455 in Book 4501 at Page 858 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604 (c).

Amendment to Covenants recorded November 24, 1980 as Entry No. 3506515 in Book 5182 at Page 528 of Official Records.

6. Said property lies within the bounds of Redwood Neighborhood Development Plan and is subject to the provisions thereof, as disclosed by notice recorded December 27, 1984 as Entry No. 4032439 in Book 5617 at Page 2824 of Official Records.
7. Easement Agreement recorded October 6, 1993 as Entry No. 5623353 in Book 6771 at Page 1056 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Easement Relocation Agreement recorded June 3, 1994 as Entry No 5841345 in Book 6955 at Page 291 of Official Records.

8. Subject to a survey prepared by David B. Draper from McNeil Engineering on April 20, 2010, known as Job No. 10175, showing the following:
 - A) Curb cut and stairs as shown on the Southwest of property.
 - B) Chain rope on the South.
 - C) Storm drainage system.