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WHEN RECORDED, MAIL TO:

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

ENT 131617:2008 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Dec 17 4:38 pm FEE 23.00 BY SS
RECORDED FOR CALLISTER NEBEKER & MC CU

Space above for County Recorder's use

Serial # 59:013:0003

SPECIAL WARRANTY DEED

JOHN D. & DANACA HADFIELD FAMILY LIMITED PARTNERSHIP, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **JD IV, LLC**, a Utah limited liability company, grantee, of 1850 North 1450 West, Lehi, Utah County, State of Utah, 84043, 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 Utah County, State of Utah:

PARCEL 1:

THE NORTH ½ OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

LESS THE FOLLOWING DESCRIPTION:

BEGINNING AT A POINT WHICH IS THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 924 FEET; THENCE WEST 330 FEET; THENCE NORTH 924 FEET; THENCE EASE 330 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT AND THE CONDITIONS INCLUDED THEREIN FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC AND/OR THE CONSTRUCTION OF UTILITIES FOR DOMESTIC PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: A 40.00 FOOT EASEMENT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 20 FEET OF THE

**NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.**

**THE SOUTH 40 FEET OF THE SOUTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. EXCEPTING
THEREFROM THAT PORTION WHICH LIES EASTERLY OF THE
HIGHWAY.**

**THE EAST 40 FEET OF THE SOUTH 40 FEED OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, RANGE 1
EAST, SALT LAKE BASE AND MERIDIAN.**

**TOGETHER WITH TEN (10) ACRE FEET OF WATER FROM WATER
RIGHT NO. 54-990.**

LESS THE FOLLOWING EASEMENT:

**A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE
AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**THE TRUE POINT OF BEGINNING BEING A BRASS CAP MONUMENT
MARKING THE SOUTHEAST CORNER OF SAID SECTION 13;**

**COMMENCING AT SAID POINT OF BEGINNING, THENCE N89°50'27"W
A DISTANCE OF 310.22 FEET TO A POINT OF CURVATURE OF A NON-
TANGENT 593.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE
NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE
OF 141.69 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF
13°41'05" AND A CHORD THAT BEARS N83°23'33"E A DISTANCE OF
141.30 FEET; THENCE S89°45'55"E A DISTANCE OF 169.87 FEET;
THENCE S00°00'00E A DISTANCE OF 16.42 FEET TO THE POINT OF
BEGINNING CONTAINS 0.100 ACRES (4,375 S.F.) OF LAND.**

LESS THE FOLLOWING EASEMENT:

**A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE**

AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ATA BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 13, THENCE NORTH 16.42 FEET TO THE TRUE POINT OF BEGINNING;

COMMENCING AT SAID POINT OF BEGINNING, THENCE N89°45'55"W A DISTANCE OF 169.87 FEET TO A POINT OF CURVATURE OF A TANGENT 593.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 141.63 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 13°14'05" AND A CHORD THAT BEARS HAS83°23'33"W A DISTANCE OF 141.30 FEET; THENCE N89°50'27"W A DISTANCE OF 37.75 FEET TO A POINT OF CURVATURE OF A NON-TANGENT 603.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 180.74 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°10'23" AND A CHORD THAT BEARS N81°38'53"E A DISTANCE OF 180.06 FEET; THENCE S89°45'55"E A DISTANCE OF 169.82 FEET; THENCE S00°00'00"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.076 ACRES (3,317 S.F.) OF LAND.

2008. WITNESS, the hands of said grantors this 7 day of November,

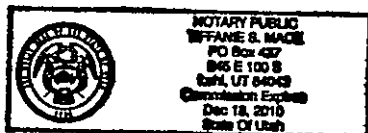
JOHN D. & DANACA HADFIELD FAMILY LIMITED PARTNERSHIP

[Signature]
John D. Hadfield, General Partner

[Signature]
Danaca Hadfield, General Partner

STATE OF UTAH)
) : ss.
COUNTY OF Utah)

On the 7th day of November, 2008, personally appeared before me, **John D. Hadfield and Danaca Hadfield, as General Partners**, the signers of the within instrument, who duly acknowledged to me that they executed the same.



[Signature]
NOTARY PUBLIC