

Property #517-4562

SPECIAL WARRANTY DEED

FD 25682

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS

CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to TRI B WHOLESALE, L.L.C., a Utah limited liability company, GRANTEE, of 4152 south 5350 West, Kanesville, County of Weber, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Weber, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and by reference herein made a part hereof.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 18th day of April, 2002.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

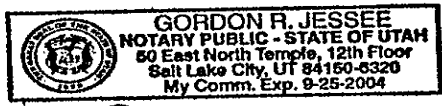
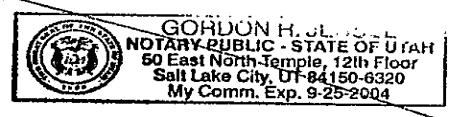
By: Terry F. Rudd
Authorized Agent

STATE OF UTAH)
)ss
COUNTY OF SALT LAKE)

E: 1845169 BK2229 PG1138
DOUG CROFTS, WEBER COUNTY RECORDER
02-MAY-2002 147 PM FEE \$13.00 DEP JFM
REC FOR: FOUNDERS.TITLE

On this 18th day of April, 2002, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Gordon R. Jesse
Notary Public for the State of Utah

EXHIBIT "A"

08-052-0052 LF

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING at a point on the easterly right-of-way line of the D&RGW Railway, said point being North 89°53'27" West 917.20 feet along the Section line and South 34°21'00" West 1889.40 feet along said easterly right-of-way line from the North Quarter Corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running thence South 34°21'00" West 514.62 feet along said easterly right-of-way line; thence Southwesterly along said easterly right-of-way line 581.78 feet along a 5696.65 foot radius curve to the left through a central angle of 05°51'05" (long chord bears South 31°25'28" West 581.52 feet); thence South 61°30'05" East 428.22 feet to the westerly right-of-way line of the OSL Railway; thence Northeasterly along said westerly right-of-way line 1073.71 feet along a 8644.40 foot radius non-tangent curve to the right through a central angle of 07°07'00" (long chord bears North 22°55'03" East 1073.02 feet); thence North 55°39'00" West 242.98 feet to the point of BEGINNING. / [NOTE: The basis of bearing for the foregoing description being North 89°53'27" West along the section line between found monuments at the North Quarter Corner and the Northwest Corner of Section 11, Township 5 North, Range 2 West, Salt Lake Base and Meridian.]

PARCEL 2:

A NON-EXCLUSIVE RIGHT-OF-WAY 30 FEET WIDE, for ingress and egress, appurtenant to PARCEL 1 described herein, which right-of-way is located in the West One-Half of Section 11 and the East One-Half of Section 10, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and begins at the intersection of the South line of 4000 South Street and the East line of the D. & R.G. R.R. Right-of-Way, and runs Southwesterly adjacent to and parallel to the East line of said Railroad Right-of-Way, 3930.5 feet, more or less, to the South line of the tract of land described in that certain Quit-Claim Deed recorded April 30, 1974 as Entry No. 614267, in Book 1052 at Page 254, of the Official Records of the Weber County Recorder.

FOR REFERENCE PURPOSES ONLY: Tax Parcel/Serial No. ~~08-052-0052~~

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