

<p><i>After recording, return to:</i></p> <p>Knollwood Townhome Owners Association, Inc. 1378 St. James Lane, St. George, Utah, 84790</p>	<p>DOC ID 20120021333</p> <p>Special Warranty Deed Page 1 of 3 Russell Shirts Washington County Recorder 06/29/2012 08:01:35 AM Fee \$15.00 By FIRST AMERICAN - ST. GEORGE MAIN</p> <p style="text-align: right;"><small>Space is reserved for use by Recorder.</small></p>
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363-5403838

**SPECIAL WARRANTY DEED**

B AND G FOOTHILLS, LLC, an Idaho limited liability company, whose mailing address is PO Box 51298, Idaho Falls, Idaho, 83405, the Grantor, hereby conveys and warrants against all who claim by, through or under Grantor to KNOLLWOOD TOWNHOME OWNERS ASSOCIATION, INC., a Utah corporation, whose mailing address is 6861 S. Alfalfa Circle, West Jordan, Utah, 84084, the Grantee, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real property located in Washington County, Utah, as legally described in the attached Exhibit A (the "Property"), subject to all real property taxes and assessments; all patent reservations, easements, rights of way, restrictive covenants and other matters of record; all claims to water, mineral, drilling and mining rights; all zoning and building codes, ordinances and other laws; all encroachments, gaps, gores, overlaps, boundary conflicts, shortages in area, claims of easements and other rights, claims and matters that would be disclosed by a thorough inspection or an accurate and complete survey of the Property; and all rights and claims of parties in possession of the Property.

Grantor and its successors will forever warrant and defend the title to the Property in Grantee and its successors and assigns against any lawful claim and demand of Grantor and any person claiming or to claim by, through or under Grantor, subject to the matters set forth above.

WITNESS the hand of Grantor this \_\_\_\_ day of June, 2012.

GRANTOR:

B AND G FOOTHILLS, LLC

By: BV Management Services, Inc., an Idaho corporation, the Executive Manager

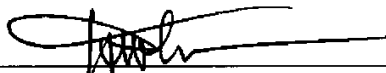
By:   
Thel W. Gasper, Vice President



Exhibit A to Special Warranty Deed

The Property

Parcel 1:

Commencing at the North 1/4 Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 00°23'16" East, along the Center Section line, a distance of 2154.35 feet; Thence North 90°00'00" West, a distance of 556.90 feet to the Point of Beginning, said point being on the Westerly boundary line of Knollwood Townhomes Phase 2 as shown by Entry #498612, Official Washington County Records; Thence South 69°49'38" West, a distance of 7.99 feet; Thence North 20°10'22" West, a distance of 136.57 feet; Thence North 61°41'52" East, a distance of 8.07 feet; Thence South 20°10'22" East, a distance of 137.71 feet, to the Point of Beginning.

A portion of Washington County Tax Parcel No. H-4-2-4-422.

Parcel 2:

Commencing at the North 1/4 Corner of Section 4, Township 42 South, Range 14 West, Salt Lake Base and Meridian; Thence South 00°23'16" East, along the Center Section line, a distance of 2331.38 feet; Thence North 90°00'00" West, a distance of 469.20 feet to the Point of Beginning, said point being on the Westerly boundary line of Knollwood Townhomes Phase 2 as shown by Entry #498612, Official Washington County Records; Thence North 29°57'01" West, a distance of 78.04 feet; Thence North 28°15'43" West, a distance of 68.27 feet; Thence North 20°45'47" West, a distance of 15.00 feet, to the beginning of a non tangent curve to the left, of which the radius point lies South 64°25'26" West, a radial distance of 2.91 feet, thence northwesterly along the arc of said curve, through a central angle of 75°13'49", a distance of 3.82 feet; Thence North 18°25'13" West, a distance of 2.56 feet; Thence North 07°28'13" West, a distance of 13.5 feet; Thence North 69°49'33" East, a distance of 22.39 feet; Thence South 20°10'22" East, a distance of 177.82 feet, to the Point of Beginning.

A portion of Washington County Tax Parcel No. H-4-2-4-422.