

When recorded, return to:

CORPORATION OF THE PRESIDING  
BISHOP OF THE CHURCH OF JESUS  
CHRIST OF LATTER-DAY SAINTS  
C/O Property Reserve, Inc  
10 East South Temple  
Salt Lake City, Utah 84145  
Attn: Roger Child

123054-1AW  
08-057-0027

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
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## SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, (the "Grantor") hereby grants and conveys to **DANVILLE LAND INVESTMENTS, LLC**, a Nevada limited liability company (the "Grantee") all right, title and interest in and to the real property located in Davis County, Utah and described in Exhibit "A" which is attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests

The Grantor specifically reserves 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 provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated Dec 23, 2004.

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

By: Mark B. Gibbons  
Mark B. Gibbons, Authorized Agent

*RCC*  
*BRC*

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 22nd day of December, 2004, by Mark B. Gibbons, as the authorized agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole.

Sheryl Featherstone  
Notary Public, State of Utah  
My commission Expires: 2/9/2008



EXHIBIT A

## Legal Description

Tract No. 3A: A parcel of land located in the Northeast Quarter of Section 15 and the Northwest Quarter of Section 14 all in Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows

BEGINNING at the southwest corner of Lot 4 of the James T. Workman Survey of the North Half and the Southeast Quarter of the Northwest Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said corner being South 00E03'58" East 757.69 feet (South 11.48 chains by record) along the section line from the Northeast Corner of said Section 15 and running thence North 89E46'49" West 105.42 feet (West 1.61 chains by record) to the northwest corner of Block 10 of the Erastus F. Rose Survey of the Northeast Quarter of Section 15 of said Township and Range; thence along the east line of a 4 rod street South 00E13'11" West 111.52 feet to a point 50.00 feet perpendicularly distant easterly from the centerline of the Denver and Rio Grande Western Railroad; thence parallel with said centerline South 34E42'24" East 622.12 feet; thence perpendicular to said centerline North 55E17'36" East 20.00 feet; thence South 37E57'24" East 63.42 feet to the north line of Block 5 of the James D. Wilcox Survey of the Southwest Quarter of the Northwest Quarter of said Section 14; thence along said north line South 89E46'49" East 13.91 feet to a point 85.00 feet perpendicularly distant easterly from said centerline, thence parallel with said centerline South 34E42'24" East 402.49 feet to a point on the south line of said Block 5, said point being North 00E03'58" West 900.51 feet (North 13.52 chains by record) and South 89E46'49" East 545.76 feet from the Southwest Corner of the Northwest Quarter of said Section 14; thence along said south line South 89E46'49" East 663.88 feet to the southeast corner thereof; thence North 00E13'11" East 99.93 feet to the northwest corner of Lot 11 of said James D. Wilcox Survey, said point being 50.00 feet perpendicularly distant southerly from the centerline of an abandoned Oregon Short Line Railroad, said point also being a point of non-tangency on a 2198.79 foot radius curve to the left from which the radius point bears North 24E02'28" East; thence along the arc of said curve parallel with said centerline Southeasterly 176.96 feet through a central angle of 4E36'40"; thence parallel with said centerline and along the north line of Lot 17 of said James T. Workman Survey South 70E34'12" East 1293.44 feet to a point on the east line of an undedicated 4 rod street and a point on a Boundary Line Agreement recorded in Book 2435 at Page 640 of said records, said point being South 89E49'51" West 50.59 feet (West 0.70 chains by record) along the quarter section line and North 00E13'11" East 492.36 feet along said east line from the Center of said Section 14; thence along said east line North 00E13'11" East 28.54 feet to a point on an existing fence; thence along said fence North 06E35'33" West 120.70 feet; thence along said fence North 00E05'55" East 520.46 feet to a point 50.00 feet perpendicularly distant southerly from the centerline of the present Union Pacific Railroad; thence parallel with said centerline North 50E36'12" West 161.87 feet; thence perpendicular to said centerline South 39E23'48" West 50.00 feet to a point South 50E36'12" East 1548.5 feet (South 50E34' East by record) from the intersection of the north line of Lot 5 of said James T. Workman Survey and a line 100.00 feet perpendicularly distant southerly from said centerline, thence parallel with said centerline North 50E36'12" West 922.75 feet to a point 60.00 feet perpendicularly distant southerly from the centerline of Shepard Lane as relocated incident to the construction of Interstate Highway I-15, Project No. 15-7 as described in

Book 510 at Page 37 of said records; thence parallel with said centerline South 62E34'40" West 133.36 feet to a point opposite Engineer's Station 24+89.98 of said centerline, said point being a point of curvature on a 632.96 foot radius curve to the right; thence along the arc of said curve parallel with said centerline 563.43 feet through a central angle of 51E00'07" to a point opposite Engineer's Station 30+00 of said centerline; thence North 71E30'01" West 113.83 feet to a point 80.00 feet perpendicularly distant southerly and opposite Engineer's Station 31+00 of said centerline; thence North 47E12'05" West 107.81 feet to a point 70.00 feet perpendicularly distant southerly and opposite Engineer's Station 32+00 of said centerline; thence parallel with said centerline North 50E55'20" West 61.96 feet to the south line of said Lot 4; thence along said south line North 89E46'49" West 814.29 feet to the POINT OF BEGINNING.

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