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BK 4670 PG 377

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/5/2008 1:47:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:  
H & B Development of Utah, LLC  
c/o SLI Commercial Real Estate Co.  
261 East 300 South, Suite 350  
Salt Lake City, Utah 84111  
Attention: Howard Kent  
Fax: (801) 596-5881

FATCO 209070C

Weber County Tax ID Number: 09-092-0007  
Affecting Davis County Tax ID Number: 13-051-0046

**SPECIAL WARRANTY DEED**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, PROPERTY RESERVE, INC., a Utah non-profit corporation (the "Grantor"), hereby grants and conveys to H & B DEVELOPMENT OF UTAH, LLC, a Utah limited liability company, whose address is 261 East 300 South, Suite 350, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in both Weber and Davis County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

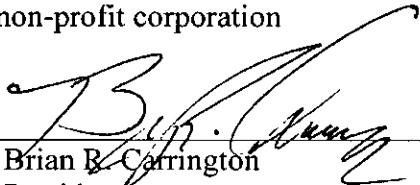
TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity; and

RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies, 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.

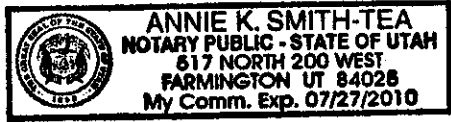
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 4  
day of December, 2008.

PROPERTY RESERVE, INC.,  
a Utah non-profit corporation

By:   
Name: Brian R. Carrington  
Title: President

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 4 day of December, 2008, personally appeared before me Brian R. Carrington, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.



*Annie K. Smith-Tea*  
\_\_\_\_\_  
Notary Public for Utah

## EXHIBIT A

ALL THAT LAND LOCATED IN WEBER COUNTY AND DAVIS COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 6000 SOUTH STREET AND THE EAST LINE OF 3500 WEST (ROY CITY), STREET, SAID POINT BEING S89°43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00°20'59"W 33.00 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID SOUTH LINE S89°43'33"E 19.82 FEET; THENCE S00°20'58"W 15.02 FEET; THENCE N59°17'18"E 29.18 FEET, TO THE SOUTH LINE OF 6000 SOUTH STREET; THENCE S89°43'33"E ALONG SAID SOUTH LINE 896.08 FEET, TO THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID LINE AND THE EXTENSION THEREOF S00°16'27"W 581.03 FEET TO THE SOUTH LINE OF WEBER COUNTY AS ESTABLISHED IN THE DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH, AND SHOWN ON RECORD OF SURVEY NO. 2993, RECORDED AS ENTRY NO. 1885948, BOOK 56, PAGES 88-92, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID LINE N89°35'08"W 941.67 FEET TO THE EAST LINE OF 3500 WEST STREET; THENCE ALONG SAID EAST LINE N00°20'59"E 578.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT A POINT ON THE NORTH LINE OF DAVIS COUNTY AS ESTABLISHED IN THE DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH, AND SHOWN ON RECORD OF SURVEY NO. 2993, RECORDED AS ENTRY NO. 1885948, BOOK 56, PAGES 88-92, WEBER COUNTY RECORDER OFFICIAL RECORDS, AND THE EAST LINE OF SR-108 (2000 WEST STREET), SAID POINT BEING S89°43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00°20'59"W 611.72 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID COUNTY LINE S89°35'08"E 941.67 FEET TO A POINT AT THE EXTENSION OF THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID EXTENSION LINE S00°16'27"W 333.93 FEET; THENCE N89°39'01"W 942.11 FEET, TO THE EAST LINE OF SR-108 (2000 WEST STREET); THENCE ALONG SAID EAST LINE N00°20'59"E 334.99 FEET TO THE POINT OF BEGINNING

CONTAINS 19.76 ACRES MORE OR LESS.

*Ck By JJB 11/17/2008*