

RECORDING REQUESTED BY AND WHEN  
RECORDED RETURN TO:

CITY OF FARMINGTON ATTN DAVE M.  
160 S. Main  
Farmington, UT 84025

Tax Parcel ID No.: 08-043-0194, -0193, -0017  
08-451-0002

(The space above this line is for Recorder's use.)

6-048883

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, OREO CORP., an Ohio corporation ("Grantor"), whose mailing address is Mailcode OH-01-27-0504, 127 Public Square, Cleveland, Ohio 44114-1306, Attention: Asset Recovery Group, hereby conveys and warrants against all who claim by, through or under the Grantor, to THE CITY OF FARMINGTON, a municipality incorporated in the State of Utah ("Grantee"), whose mailing address is 160 South Main, Farmington UT 84025, Attention: City Manager, the following described real property in Davis County, Utah, together with the buildings, improvements and fixtures thereon and all rights privileges and easements appurtenant thereto:


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

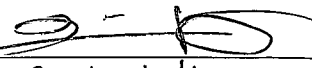
The Property is conveyed to Grantee subject to: (a) all presently existing and future liens against the Property for unpaid real estate taxes (and supplemental taxes accruing on or after the date hereof), assessments, homeowners' association dues, bonds and water and sewer charges; (b) patent reservations; (c) all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; (d) covenants, conditions, restrictions, declarations, easements and other matters of record or otherwise encumbering or otherwise affecting the Property; (e) any exceptions directly or indirectly caused by Grantee; (f) such facts as an accurate, current survey of the Property and a personal inspection thereof would disclose and all facts and matters otherwise known to Grantee and (g) all other covenants, restrictions, easements, liens, encumbrances, title exceptions and other matters affecting the Property.

WITNESS the hand of said Grantor this 6<sup>th</sup> day of December, 2011.

[SIGNATURES APPEAR ON NEXT PAGE]

OREO CORP.,  
an Ohio corporation

By:   
Name: DOUGLAS C. HEFLICK  
Title: Designated Signer

By:   
Name: Quintell  
Title: Designated Signer

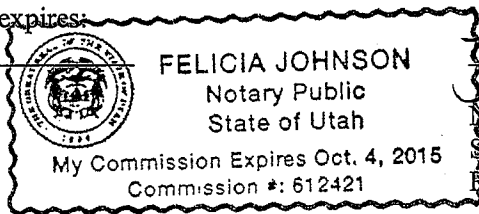
STATE OF Utah )  
 ) : ss.  
County of Salt Lake )

On this 6<sup>th</sup> day of December, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas Cherkets, to me known to be the Designated Signer of OREO CORP., an Ohio corporation, the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:

10-4-15



Felicia Johnson

Notary Public in and for the  
State of Utah  
Residing at \_\_\_\_\_

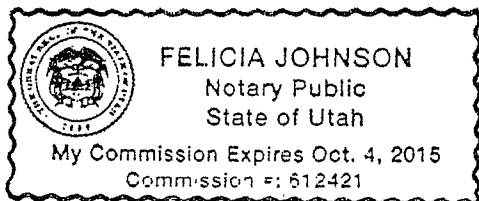
STATE OF Utah )  
 ) : ss.  
County of Salt Lake )

On this 6<sup>th</sup> day of December, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Quinn Kelly, to me known to be the Designated Signer of OREO CORP., an Ohio corporation, the entity that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute the said instrument.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:

10-4-15



Felicia Johnson

Notary Public in and for the  
State of Utah  
Residing at \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

[ATTACHED BEHIND.]

## SCHEDULE A

### LEGAL DESCRIPTION

Parcel 1:

A parcel of land situate in the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, in Davis County, Utah. The boundaries of said parcel of land are described as follows: Beginning in the Easterly right of way line of State Route 89 at a point approximately opposite UDOT Engineer Station 9+323.607, said point is also 1420.50 feet North  $00^{\circ}06'34''$  West along the Section line and 426.65 feet South  $89^{\circ}59'49''$  East from the Southwest corner of said Section 12 (Note: Basis of Bearing is North  $89^{\circ}45'50''$  East along the Section line from the found witness corner witnessing the Southwest corner and the South Quarter corner of said Section 12) and running thence North  $16^{\circ}18'17''$  West 417.94 feet along said Easterly right of way line, thence South  $89^{\circ}59'49''$  East 422.50 feet, thence North  $00^{\circ}06'34''$  West 64.50 feet, thence North  $00^{\circ}00'11''$  East 150.41 feet; thence North  $55^{\circ}11'41''$  East 244.82 feet to a point in the Westerly right of way line of State Route 106 (Main Street in Farmington) said point is also the beginning of a non-tangent 605.96 foot radius curve to the left (radius point bears North  $57^{\circ}49'54''$  East), thence Southeasterly along the arc of said curve and along said Westerly right of way line 73.99 feet through a delta of  $06^{\circ}59'45''$  (Note: Chord to said curve bears South  $35^{\circ}39'59''$  East for a distance of 73.94 feet), thence along said Westerly right of way line the following five (5) courses: (1) South  $39^{\circ}09'51''$  East 252.85 feet (2) South  $63^{\circ}08'56''$  West 1.18 feet (3) South  $38^{\circ}57'59''$  East 95.81 feet (4) North  $51^{\circ}02'01''$  East 1.48 feet and (5) South  $39^{\circ}09'51''$  East 552.73 feet to a point of cusp on a 26.50 foot radius curve to the left (radius point bears South  $50^{\circ}50'09''$  West), thence Westerly 40.04 feet along the arc of said curve through a central angle of  $86^{\circ}33'52''$  (Note: Chord to said curve bears North  $82^{\circ}26'47''$  West for a distance of 36.34 feet to a point of reverse curvature with a 180.00 foot radius curve to the right, thence Southwesterly 33.71 feet along the arc of said curve through a central angle of  $10^{\circ}43'43''$  (Note: Chord to said curve bears South  $59^{\circ}38'08''$  West for a distance of 33.66 feet), thence South  $65^{\circ}00'00''$  West 62.51 feet to a point of tangency with a 15.00 foot radius curve to the left, thence Southerly 23.48 feet along the arc of said curve through a central angle of  $89^{\circ}41'47''$  (Note: Chord to said curve bears South  $20^{\circ}09'07''$  West for a distance of 21.16 feet) to a point of reverse curvature with a 174.00 foot radius curve to the right, thence Southerly 52.51 feet along the arc of said curve through a central angle of  $17^{\circ}17'22''$  (Note: Chord to said curve bears South  $16^{\circ}03'06''$  East for a distance of 52.31 feet), thence South  $07^{\circ}24'25''$  East 6.26 feet to a point of tangency with a 30.00 foot radius curve to the left, thence Southeasterly 24.90 feet along the arc of said curve through a central angle of  $47^{\circ}34'45''$  (Note: Chord to said curve bears South  $31^{\circ}10'48''$  East for a distance of 24.19 feet) to a point of reverse curvature with a 50.00 foot radius curve to the right, thence Southerly 75.46 feet along the arc of said curve through a central angle of  $86^{\circ}28'12''$  (Note: Chord to said curve bears South  $11^{\circ}43'04''$  East for a distance of 68.50 feet), thence South  $83^{\circ}00'56''$  East 129.48 feet, thence South  $88^{\circ}21'56''$  East 140.07 feet to a point in the said Westerly right of way line of State Route 106, thence South  $39^{\circ}09'51''$  East 158.08 feet along said Westerly right of way line to the Northeast corner of Old Shepard Creek Subdivision, thence North  $89^{\circ}33'50''$  West 628.21 feet along the Northerly boundary line of said Old Shepard Creek Subdivision, thence North  $08^{\circ}40'36''$  East 9.88 feet, thence North  $89^{\circ}59'49''$  West 396.69 feet, thence South  $03^{\circ}13'46''$  West 6.78 feet to the Northerly boundary line of Old

Shepard Commons Subdivision, thence North 89°33'50" West 242.75 feet along said Northerly boundary line to said Easterly right of way line of State Route 89, thence North 21°25'49" West 363.56 feet along said Easterly right of way line the point of beginning.

Less and excepting therefrom that portion found in Quit Claim Deed recorded August 25, 2006, Book 4104, Page 765, Entry No. 2196120, which is more particularly described as follows: Beginning at the Northwest corner of Lot 6 of Old Shepard Creek Subdivision, said point also being North 00°06'45" West 1087.020 feet along the Section line and East 1198.670 feet and South 89°34'01" East 374.404 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34'01" East 87.750 feet to the Northeast corner of said Lot 6, thence North 7.004 feet, thence North 89°36'16" West 87.750 feet along the South line of the Leonard HPG Enterprises L.L.C. property, thence South 6.947 feet to the point of beginning.

Less and excepting therefrom that portion found in Quit Claim Deed recorded September 7, 2006, Entry No. 2199621, in Book 4112, Page 902, which is more particularly described as follows: Beginning at the Northwest corner of Lot 4 of Old Shepard Creek Subdivision, said point also being North 00°06'45" West 1087.020 feet along the Section line and East 1198.670 feet and South 08°40'25" West 10.179 feet and South 89°34'01" East 155.684 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34'01" East 121.730 feet along the North line of said Subdivision to the Northeast corner of said Lot 4, thence North 04°08'05" West 4.229 feet, thence South 88°26'39" West 121.466 feet along an old fence and the South line of the Leonard HPG Enterprises L.L.C. property to the point of beginning.

Less and excepting therefrom that portion found in Quit Claim Deed recorded September 11, 2006, as Entry No. 2200328, in Book 4114, Page 360, which is more particularly described as follows: Beginning at the Northwest corner of Lot 7 of Old Shepard Creek Subdivision, said point also being North 00°06'45" West 1087.020 feet along the Section line and East 1198.670 feet and South 08°40'25" West 10.179 feet and South 89°34'01" East 462.154 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34'01" East 108.560 feet along the Northeast corner of said Lot 7, thence North 13°00'00" East 10.585 feet South 88°42'52" West 110.966 feet along the South line of the Leonard HPG Enterprises L.L.C. property, thence South 7.004 feet to the point of beginning.

Less and excepting therefrom that portion found in Quit Claim Deed recorded September 13, 2006, as Entry No. 2201292, in Book 4116, Page 604, which is more particularly described as follows: Beginning at the Northwest corner of Lot 5 of Old Shepard Creek Subdivision, said point also being North 00°06'45" West 1087.020 feet along the Section line and East 1198.670 feet and South 08°40'25" West 10.179 feet and South 89°34'01" East 277.414 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34'01" East 96.990 feet to the Northeast corner of said Lot 5, thence North 6.947 feet, thence South 88°49'29" West 97.313 feet along an old fence and the South line of the Leonard HPG Enterprises L.L.C. Property, thence South 04°08'05" East 4.229 feet to the point of beginning.

Less and excepting therefrom that portion found in Quit Claim Deed recorded December 15, 2006, as Entry No. 2228535, in book 4180, Page 1470, which is more particularly described as follows: Beginning at the Northwest corner of Lot 8 of Old Shepard Creek Subdivision, said point also being North 00°06'45" West 1087.020 feet along the Section line and East 1198.670 feet and South 08°40'25" West 10.179 feet and South 89°34'01" East 570.714 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, and running thence South 89°34'01" East 57.707 feet along the Northerly line of said Subdivision to the Westerly right of way line of Utah State Road No. 106, a sixty-six (66) foot wide road, thence North 39°09'30" West 11.225 feet along said right of way line, thence North 87°34'16" West 48.279 feet along an old fence and the South line of the Leonard HPG Enterprises L.L.C. property, thence South 13°00'00" West 10.585 feet to the point of beginning.

Less and excepting therefrom Phase 2-The Village at Old Farm P.U.D.

A parcel of land located in the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Easterly right of way line of State Route 89 and a barbed wire fence running Southerly, said point being East 437.58 feet and North 00°06'34" West 1392.50 feet from the Southwest corner of Section 12, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 74°18'22" East 163.33 feet; thence Northeasterly 246.13 feet along the arc of a 375.00 foot radius curve to the left, chord bears North 55°30'12" East 241.73 feet; thence North 36°42'02" East 82.85 feet; thence Northeasterly 176.28 feet along the arc of a 200.00 foot radius curve to the left, chord bears North 11°27'00" East 170.63 feet, thence Northeasterly 188.37 feet along the arc of a 180.00 foot radius curve to the right, chord bears North 16°10'44" East 179.89 feet; thence North 46°09'31" East 123.83 feet; thence South 39°09'51" East 187.84 feet; thence South 63°08'56" West 1.23 feet; thence South 38°57'59" East 95.81 feet; thence North 51°02'01" East 1.48 feet; thence South 39°09'51" East 552.73 feet; thence Northwesterly 40.04 feet along the arc of a 26.50 foot radius curve to the left, the chord bears North 82°26'47" West 36.34 feet; thence Southwesterly 33.71 feet along the arc of a 180.00 foot radius curve to the right, chord bears South 59°38'11" West 33.66 feet; thence South 65°00'00" West 62.51 feet; thence Southwesterly 23.48 feet along the arc of 15.00 foot radius curve to the left, chord bears South 20°09'07" West 21.16 feet; thence Southeasterly 52.51 feet along the arc of a 174.00 foot radius curve to the right, chord bears South 16°03'06" East 52.31 feet; thence South 07°24'25" East 6.26 feet; thence Southeasterly 24.89 feet along the arc of a 30.00 foot radius curve to the left, chord bears South 31°10'48" East 24.19 feet; thence Southeasterly 75.46 feet along the arc of a 50.00 foot radius curve to the right, chord bears South 11°43'04" East 68.50 feet; thence South 83°00'56" East 129.48 feet; thence South 88°21'56" East 11.70 feet; thence South 117.53 feet; thence North 89°36'05" West 26.20 feet; thence South 88°49'40" West 97.31 feet; thence South 88°26'50" West 121.47 feet; thence North 89°33'50" West 793.47 feet to a rebar and cap stamped 4265 RS Inc. marking the Easterly right of way line of State Route 89; thence North 21°25'49" West 333.51 feet along said Easterly right of way to the point of beginning.

Less and excepting The Village at Old Farm P.U.D.-Phase1.

Less and excepting The Village at Old Farm Phase 1 Commercial Subdivision.

Parcel No.: 08-043-0194

Parcel 2:

Beginning 821.34 feet South 00°06'34" East (12.43 chains South by record) and 732.58 feet North 89°53'26" East 731.94 feet East by record) from the Northwest corner of the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, said point being the Southwest corner of the property conveyed to Stephen L. Owen Etux in Book 135, Page 249, thence North 89°59'49" West 424.89 feet (West 424.60 feet by record), more or less, to the Easterly line of US Highway 89, thence North 10°31'59" West 651.99 feet (North 10°11'19" West 652.569 feet by record), thence North 28°50'08" West 231.97 feet (North 28°29'28" West 231.97 feet by record), more or less, to the Southerly line of property conveyed to Agricultural College of Utah by 1 D-561, thence North 63°39'20" East 316.22 feet (North 64° East 316.215 feet by record) along said Southerly line, thence North 35°35'28" East 99.97 feet (Northeast along a fence 100 feet by record), thence North 06°39'20" East 80.00 feet (North 70°00' East 80 feet by record) to the Southerly line of Utah State Road #106, thence South 00°20'40" East 129.52 feet (South 150 feet by record), thence North 89°39'20" East 148.47 feet (East 137.80 feet by record), more or less, to the Westerly line of said road and a point of non-tangency with a 598.17 foot radius curve to the right (radius point bears South 55°05'47" West), thence along the Westerly line of said road the following three (3) courses: 1) thence 82.57 feet along the arc of said curve (Southeasterly 82.57 feet by record) through a central angle of 07°54'32" (chord bears South 30°56'57" East 82.54 feet), 2) South 26°59'41" East 51.21 feet (South 26°34'21" East 66.78 feet by record), 3) thence South 88°35'56" East 11.59 feet (South 88°10'36" East 7.04 feet by record) along said Westerly line to the Northeast corner of property conveyed by Book 424, Page 555, thence South 63°06'09" West 180.00 feet (South 63°12'50" West 180 feet by record), thence South 26°53'51" East 121.00 feet (South 26°47'10" East 121 feet by record), thence North 63°06'09" East 180.00 feet (North 63°12'50" East 180 feet by record) to the Westerly line of said Highway at a point South 00°06'34" East 387.76 feet along the Section line and North 63°06'09" East 615.60 feet (South 387.75 feet along Section line and North 63°12'50" East 795.40 feet by record) from the Northwest corner of said Southwest Quarter, thence along the said Westerly line for the following two (2) courses: South 26°53'51" East 435.83 feet to a point of tangency with a 606.69 foot radius curve to the right, thence 56.06 feet along the arc of said curve through a central angle of 05°17'40" (Chord bears South 29°32'41" East 56.04 feet) Southeasterly 493.11 feet, more or less, (along the Westerly line of said Highway by record) to the Northeast corner of property conveyed by Book Y, Page 204, by record, thence South 55°11'41" West 244.84 feet (Southwesterly 258 feet by record), thence South 00°01'50" East 214.91 feet (South 215 feet by record) to the point of beginning.

Less any of that portion lying in the bounds of State Road No. 106 and Highway 89.

Less and excepting The Village at Old Farm Phase 1 Commercial Subdivision.

Parcel No.: 08-043-0193



Parcel 3:

Beginning at a point 387.76 feet South 00°06'34" East (South 387.75 feet by record) along the Section line and North 63°06'09" East 615.60 feet (North 63°12'50" East 615.40 feet by record) from the Northwest corner of the Southwest Quarter of Section 12, Township 3 North, Range 1 West, Salt Lake Meridian, in the City of Farmington, and running thence North 63°06'09" East 180.00 feet (North 63°12'50" East 180.0 feet by record) to the Westerly line of State Road 106, thence North 26°53'51" West 121.00 feet (North 26°47'10" West 121.0 feet by record) along said Westerly line, thence South 63°06'09" West 180.00 feet (South 63°12'50" West 180.00 feet), thence South 26°53'51" East 121.00 feet (South 26°47'10" East 121.0 feet by record) to the point of beginning.

Less any of that portion lying in the bounds of State Road 106.

Parcel No.: 08-043-0017

Parcel 4:

Parcel B (Private Street), The Village at Old Farm Phase 1 Commercial Subdivision, according to the official plat thereof recorded in the office of the Davis County Recorder.

Parcel No.: 08-451-0002