

MAIL TAX NOTICE TO:
Murray Family Holdings, LLC
1907 North 400 West
Centerville, UT 84014
Attn: Danny Lee Murray

Special Warranty Deed

STAKER & PARSON COMPANIES, a Utah corporation, successor in interest to Oldcastle MMG, Inc., a Utah corporation, as successor in interest to Jack B. Parson Companies, a Utah corporation, of 2350 South 1900 West, Ogden, County of Weber, State of Utah ("GRANTOR"), hereby CONVEYS and WARRANTS to **MURRAY FAMILY HOLDINGS, LLC**, a Utah limited liability company, of 1907 North 400 West, Centerville, Utah ("GRANTEE"), for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land (the "Property") in Davis County, State of Utah:

Parcel 2 (Tax Parcel No. 13-034-0051):

Beginning at the East Quarter Corner of Section 35, Township 5 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah and running thence North 0°15'50" East along the section line 252.43 feet; thence North 89°31'17" West 186.22 feet; thence North 0°15'50" East 606.73 feet; thence North 80°09'00" East 97.20 feet, more or less along the property line of the Utah Department of Transportation as defined in Parcel No. 0089:33:A by Final Order of Condemnation recorded November 13, 2003 as Entry No. 1931798 in Book 3416 at Page 192 of Davis County Official Records; thence South 57°27'58" East 58.18 feet along said Utah Department of Transportation property line; thence South 09°50'19" East 49.05 feet to a point of curvature of a 685.53-foot radius curve to the left; thence Southerly along the arc of said curve for a distance of 333.38 feet (chord bearing and distance = South 23°46'16" East 330.10 feet); thence South 37°42'10" East 440.46 feet; thence South 07°39'40" West 25.59 feet; thence South 52°17'50" West 113.14 feet to a point of curvature of a 139.04-foot radius curve to the right; thence Westerly along the arc of said curve for a distance of 92.47 feet, (chord bearing and distance = South 71°21'02" West 90.78 feet); thence North 89°35'48" West 100.32 feet; thence North 0°15'50" East 155.60 feet; thence North 89°35'48" West 70.00 feet; thence South 0°15'50" West 180.60 feet; thence North 89°35'48" West 24.00 feet to the point of beginning.

Said property is also known by the street address of:
Vacant Land APN 13-034-0051
South Weber, UT 84405

SUBJECT TO the following encumbrances and other matters:

1. Liens for all current and general and special real property taxes and assessments not yet due and payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, if any, including without limitation utility or municipal easements as presently installed.

FIRST AMERICAN TITLE
676218

3. Any statement of facts that an accurate survey and/or a personal inspection for the Property may disclose, including but not limited to encroachments.
4. Any laws, regulations, ordinances(including, but not limited to zoning, historic preservation, building and environmental) as to the use, occupancy, subdivision or improvement of the Property adopted or imposed by and governmental body, or the effect of any noncompliance with or any violation thereof, including but not limited to any disclosure and/or report required by ordinance.
5. Prior grants, reservations, exceptions or leases of coal, oil, gas or other minerals.
6. Any charge upon the land by reason of its inclusion in Central Weber Sewer Improvement District and South Weber City.
7. Reservations contained in that certain Patent recorded October 19, 1889 as Entry No. 4736 in Book K of Deeds at Page 588 of Official Records.
8. Reservations in State Patents (State of Utah)
 - a) recorded: November 19, 1898, as Entry No. 101, in Book J of Deeds, at Page 338; and
 - b) recorded September 18, 1912 as Entry No. 19487 in Book Z of Deeds, at Page 55;which state in part, including without limitation:

excepting and reserving to the State of Utah a permanent easement across the property for sewer purposes. subject to any valid, existing rights of way of the public of any kind and any right, interest, reservation, or exception appearing of record, and subject also to all rights of way for highways, ditches, tunnels, and telephone and transmission lines that have been or may be constructed by the united states as provided by statute.
9. An easement for the right to lay, maintain, inspect, operate, replace, change or remove a pipeline for the transportation of oil, gas gasoline or other petroleum products and also the right to erect, install, maintain, inspect, operate and remove telegraph and telephone lines and the equipment and apparatus therefor and incidental purposes, the exact location of which was not disclosed, as created in favor of Utah Oil Refining Company by Right of Way Contract recorded December 11, 1939 as Entry No. 72736 in Book M of Liens and Leases at Page 331 of Official Records.
10. Assignment by Utah Oil Refining Company, a Utah corporation to Utah Oil Refining Company, a Delaware corporation recorded November 3, 1956 as Entry No. 161355 in Book 114 at Page 394 of Official Records.
11. Assignment by Utah Oil Refining Company, a Delaware corporation to Service Pipe Line Company, a Maine corporation recorded March 3, 1959 as Entry No. 174821 in Book 138 at Page 358 of Official Records.
12. Assignments to Rocky Mountain Pipeline System LLC, a Delaware limited liability company, as Assignee, recorded August 12, 2002 as Entry Nos. 1777087 and 1777088 in Book 3102 at Pages 613 and 696 of Official Records.
13. An easement for the right to lay, maintain, inspect, operate, replace, change or remove a pipeline for the transportation of oil, gas gasoline or other petroleum products and also the right to erect, install, maintain, inspect, operate and remove telegraph and telephone lines and the equipment and apparatus therefor and incidental purposes, the exact location of which was not disclosed, as created in favor of Utah Oil Refining Company by Right of Way Contract recorded December 11, 1939 as Entry No. 72762 in Book M of Liens and Leases at Page 365 of Official Records.
14. Assignment by Utah Oil Refining Company, a Utah corporation to Utah Oil Refining Company, a Delaware corporation recorded November 3, 1956 as Entry No.161388 in Book 114 at Page 394 of Official Records.
15. Assignment by Utah Oil Refining Company, a Delaware corporation to Service Pipe Line Company, a Maine corporation recorded March 3, 1959 as Entry No.174821 in Book 138 at Page 358 of Official Records.

16. Assignments to Rocky Mountain Pipeline System LLC, a Delaware limited liability company, as Assignee, recorded August 12, 2002 as Entry Nos. 1777087 and 1777088 in Book 3102 at Pages 613 and 696 of Official Records.
17. An easement over, across or through the land for the right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipe line for the transportation of liquids and/or gases, and further the right to construct, maintain, operate, repair and remove communication system and equipment and apparatus therefor, to be used in connection with any pipe line hereafter constructed by said Grantee and incidental purposes, as granted to Pioneer Pipe Line Company by Instrument recorded September 2, 1952 as Entry No. 125268 in Book 41 at Page 573 of Official Records.
18. An easement over, across or through the land for the right to lay, maintain, inspect, operate, protect, repair, replace and remove a pipe line for the transportation of liquids and/or gases, and further the right to construct, maintain, operate, repair and remove communication system and equipment and apparatus therefor, to be used in connection with any pipe line hereafter constructed by said Grantee and incidental purposes, as granted to Pioneer Pipe Line Company, a Delaware corporation, a Delaware corporation, its successors and assigns by Instrument recorded September 2, 1952 as Entry No. 125269 in Book 41 at Page 576 of Official Records.
19. Reservations contained in that certain Patent recorded August 09, 1965 as Entry No. 286957 in Book 323 at Page 409 of Official Records.
20. Easement, in favor of Pioneer Pipe Line Company, its successors and assigns, the right to construct, maintain, operate, repair, rebuild and remove underground communication cables, and such other facilities and appurtenances as may time to time be necessary to the proper installation, operation, and maintenance of such cables, hereafter constructed by said Grantee and incidental purposes, recorded June 19, 1986 as Entry No. 741129 in Book 1095 at Page 386 of Official Records.
21. An easement for a 25-foot wide permanent easement and right of way for the installation, maintenance, repair or replacement of a sewer system pipeline and incidental purposes, the exact location of which was not disclosed, as created in favor of The Savage Companies by Agreement and Grant of Easement recorded June 3, 1992 as Entry No. 975583 in Book 1502 at Page 323 of Official Records.
22. An easement for a 25-foot wide permanent easement and right of way for the installation, maintenance, repair or replacement of a sewer system pipeline and incidental purposes, the exact location of which was not disclosed, as created in favor of The Savage Companies by Agreement and Grant of Easement recorded June 4, 1992 as Entry No. 975669 in Book 1502 at Page 597 of Official Records.
23. Perpetual Easements in favor of the Utah Department of Transportation, for purposes including construction thereon cut and/or fill slopes and appurtenant parts thereof, to facilitate the construction of a frontage road, incident to the widening of existing State Highway 89 known as Project No. 0089, as created by Final Order of Condemnation, recorded November 13, 2003 as Entry No. 1931798 in Book 3416 at Page 192 of Official Records.
24. Vehicular access is limited to openings permitted by the Utah State Department of Transportation, as defined for subject land by Final Order of Condemnation, recorded November 13, 2003 as Entry No. 1931798 in Book 3416 at Page 192 of Official Records, and/or in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
25. Development Agreement, by and between Staker & Parson Companies and South Weber City, a municipal corporation of the State of Utah, and the terms, covenants, conditions and restrictions thereof, recorded March 12, 2004 as Entry No. 1969513 in Book 3495 at Page 266 of Official Records.

26. Underground Right of Way Easement, in favor of PacifiCorp, an Oregon corporation d/b/a Rocky Mountain Power, its successors and assigns, for electric power transmission and distribution lines and facilities and appurtenances and incidental rights, according to the terms, covenants, conditions and grants therein, recorded September 21, 2011 as Entry No. 2617075 in Book 5362 at Page 623 of Official Records.

SUBJECT TO a restrictive covenant prohibiting the use of the Property for the (i) mining, excavation or extraction of sand, gravel, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, asphalt, roadbeds, railroad ballast or other use), (iii) resale yard for aggregates, (iii) operation of an asphalt plant or asphalt-related business, (iv) operation of concrete block plant, (v) operation of concrete batch plant (including both ready-mix plants and central-mix plants) or related business.

Grantor shall retain all right, title and interest in and to any water rights (including land-based rights and use-based rights) applicable or granted to the Property.

AND THE SAID Grantor will warrant and forever defend the right and title to the Property unto said Grantee against the claims of all persons and entities whomsoever claiming by, through or under Grantor (but not otherwise) subject to the exceptions above.

[Signature appears on following page]

WITNESS, the hand of said Grantor, this 18 day of August A.D., 2014.

Signed in the Presence of:

GRANTOR:

STAKER & PARSON COMPANIES

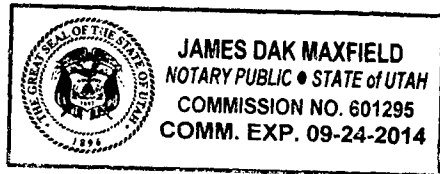
Lisa Nielson
Witness

By: Scott W. Parson
Name: Scott W. Parson
Title: President

[Signature]
Witness

STATE OF Utah
COUNTY OF Weber

On the 18 of August, A.D., 2014, personally appeared before me Scott W. Parson, the signer of the within instrument, who duly acknowledged to me that he executed the same as President & CEO of Staker & Parson Companies, on behalf of said company.



James Dak Maxfield
Notary Public