

When Recorded Mail to:

Sidco, inc.
2511 South West Temple
Salt Lake City, Ut 84115

1200

5229146
02 APRIL 92 10:49 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: REBECCA GRAY , DEPUTY

5229146

Property #508-5373-66

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS. a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to **SIDCO INCORPORATED,** a Utah corporation, GRANTEE, of 165 South West Temple, Salt Lake City, County of Salt Lake, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Salt Lake City, State of Utah, and more particularly described as follows:

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

Grantor quit claims to grantee the following described water right without warranties to wit: 96 shares of East Jordan Irrigation Company water stock.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

Reserving unto grantor a 10 foot Water Pipe Line Easement. To fix, maintain, repair, replace a water pipe line. Easement is 10 feet in width, 5 feet either side of the following described center line: BEGINNING at a point South 89° 46' 37" East 991.087 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89° 46' 37" West 5.00 feet to the true point of beginning and running thence North 9° 15' 23" West 553.257 feet to the point of terminus.

Subject to discrepancies, conflicts in boundary lines, possible shortage in area other matter as disclosed various surveys prepared by Neff Engineering.

By accepting this conveyance, grantee(s) covenant(s) and agree(s) to pay any rollback tax imposed on the within property under the Farmland Assessment Act (Greenbelt, title 59, chapter 2, part 5 of Utah Code) because of (1) this conveyance or (2) grantee(s) change of use of the property or (3) grantee's omission to promptly apply for continuation of Greenbelt assessment. This conveyance is subject to the lien of any rollback tax imposed on or after the date hereof.

The Grantor specifically reserves and excepts unto itself 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.

This conveyance is made subject to the lack of access to and from the above described parcel from a public dedicated road or highway and other restrictions as access may be restricted over and across the above described canal & the Rail Road right-of-way which lies between Parcels 1 & 2.

FIRST AMERICAN TITLE
RJT# 274943

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Provided, however, that this conveyance, as to Parcel 2 only, is made and accepted on each of the following conditions:

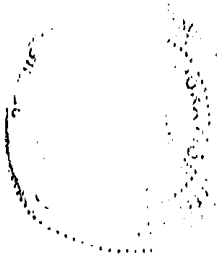
1. No alcoholic beverages or intoxicating liquors shall be manufactured, kept for sale, or sold on said premises.
2. No place of public entertainment or amusement shall be carried on or permitted to operate on said premises.
3. No nuisance or offensive trade, business, or activity shall be permitted on the land conveyed.
4. No noxious, noisy, or offensive business, trade or activity shall be carried on or permitted on said premises, nor shall anything be done thereon which shall become an annoyance or a nuisance to a Church or private dwelling located upon the adjoining property or in the neighborhood.

Provided that a breach of any of the foregoing conditions shall cause said premises to revert to the said grantor, who shall have the right of immediate reentry upon said premises in the event of any such breach.

Provided also that a breach of any of the foregoing conditions or reentry by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof, but said conditions shall be binding upon and effective against any owner of said premises whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

Provided further that all and each of the restrictions, conditions and covenants herein contained shall in all respects terminate and end and be of no further effect either legal or equitable and shall not be enforceable after 20 years.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 16th day of March, 1992.



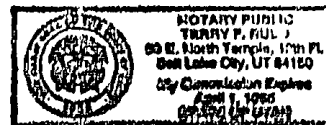
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: Ted D. Simmons
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 16th day of March, 1992, personally appeared before me Ted D. Simmons personally known to me to be the authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to me that he signed the foregoing instrument as authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation, and the said Ted D. Simmons acknowledged to me that the said corporation executed the same.

Terry F. Reddel
Notary Public in and for the State of Utah



SK 6435 FCS 2897

EXHIBIT "A"

PARCEL NO. 1:

BEGINNING at the Southeast corner of the West half of the Southwest quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Meridian, and running thence West 562 feet, more or less, to the center of a creek as described in that certain Boundary Agreement recorded March 7, 1979 as Entry No. 3246760 in Book 4824 at page 1498 of Official Records, thence following the line established by said agreement North 21°26' West 149.85 feet; North 70°56'40" West 64.72 feet North 01°51'50" East 31.69 feet North 62°43'20" West 50.40 feet; North 09°17'50" East 153.15 feet; North 57°36'50" West 74.60 feet; North 21°43'10" West 112.66 feet; South 81°58' West 52.74 feet; North 49°36'20" West 228.85 feet; North 30°29' East 106.98 feet; North 27°05' West 69.69 feet; North 78°41'50" East 41.13 feet; North 48°31'40" East 129.64 feet; South 69°26'50" East 59.87 feet; North 12°43'10" East 277.75 feet; North 12°43' East 124.14 feet; North 12°22' West 86.69 feet, more or less, to the Southeast corner of the D. Glade and Debra M. Young tract as described in that certain Warranty Deed dated August 18, 1977 and recorded August 22, 1977 as Entry No. 2986424 in Book 4537 at page 224; thence North 12°22' West 21.44 feet; thence North 98.06 feet, more or less to the South line of property described in the deed to Stephen S. Nabaum and Anne B. Nabaum recorded January 13, 1977 as Entry No. 2897767 in Book 4437 at page 1091 of Official Records, thence East 30 feet, more or less, to the Southeast corner of said Nabaum property; thence North 6° East to a point which is 1485 feet North from the South line of said Southwest quarter; thence East 1317.32 feet, more or less, to the West line of the Denver and Rio Grande Western Railway Co. property described in deed recorded October 28, 1881, in Book R at page 827 of Official Records, thence Southerly along the West line of said Railway Property 1491.86 feet, more or less, to the Section line, thence West along the Section line 462.29 feet, more or less, to the point of BEGINNING.

PARCEL NO. 2:

BEGINNING at the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°54'32" West 757.591 feet along the South section line of said Section 24; thence North 05°19'58" East 1049.7770 feet; thence North 89°54'32" East 676.516 feet; thence South 26°39'42" West 321.715 feet; thence South 27°32'59" West 244.961 feet; thence North 89°54'32" East 1143.253 feet; thence South 09°15'23" East 553.285 feet to the South section line of said Section 24; thence North 89°46'41" West 991.088 feet along said section line to the point of BEGINNING.

LESS the following described parcel: (Canal Property)

BEGINNING at a point South 89°54'32" West 478.652 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 35°57'12" East 140.861 feet; thence North 29°30'55" East 165.282 feet; thence North 27°32'59" East 319.673 feet; thence South 89°54'32" West 74.503 feet; thence South 27°32'59" West 283.977 feet; thence South 29°30'55" West 160.438 feet; thence South 35°57'12" West 185.179 feet; thence North 89°54'32" East 81.626 feet to the point of BEGINNING.

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TOGETHER WITH the following described right-of-way:

BEGINNING at a point South $89^{\circ}54'32''$ West 98.432 feet and North 540.788 feet from the South Quarter Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North $27^{\circ}32'59''$ East 156.470 feet to the point of beginning of a 3030.00 foot radius curve to the left (Bearing to center is North $62^{\circ}27'01''$ West); thence along the arc of said curve 46.963 feet (Delta = $00^{\circ}53'17''$); thence North $26^{\circ}39'42''$ East 226.379 feet to the point of beginning of a 250.841 foot radius curve to the left (Bearing to center is North $63^{\circ}21'18''$ West); thence along the arc of said curve 203.806 feet (Delta = $46^{\circ}33'08''$); thence North $19^{\circ}53'26''$ West 109.140 feet to the point of beginning of a 505.507 foot radius curve to the right (Bearing to center is North $70^{\circ}06'34''$ East); thence along the arc of said curve 177.509 feet (Delta = $20^{\circ}07'10''$); thence North $00^{\circ}13'44''$ East 92.734 feet; thence North $89^{\circ}46'16''$ West 60.0 feet; thence South $00^{\circ}13'44''$ West 92.734 feet to the point of beginning of a 565.507 foot radius curve to the left (Bearing to center is South $89^{\circ}46'16''$ East); thence along the arc of said curve 198.578 feet (Delta = $20^{\circ}07'10''$); thence South $19^{\circ}53'26''$ East 109.140 feet to the point of beginning of a 190.841 foot radius curve to the right (Bearing to center is South $70^{\circ}06'34''$ West); thence along the arc of said curve 155.056 feet (Delta = $46^{\circ}33'08''$); thence South $26^{\circ}39'42''$ West 226.379 feet to the point of beginning of a 2970.00 foot radius curve to the right (Bearing to center is North $63^{\circ}20'18''$ West); thence along the arc of said curve 46.034 feet (Delta = $00^{\circ}53'17''$); thence South $27^{\circ}32'59''$ West 187.892 feet; thence North $89^{\circ}54'32''$ East 67.730 feet to the point of BEGINNING.

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