

SPECIAL WARRANTY DEED #2

00527271 Bk01219 Pg00402-00409

ALAN SPRIGGS, SUMMIT CO RECORDER
1999 JAN 11 12:04 PM FEE \$37.00 BY DMG
REQUEST: DURHAM EVANS JONES & PINEGAR

AFTER RECORDED, RETURN TO:

Richard W. Evans, Esq.
Durham, Evans, Jones & Pinegar
50 South Main Street, Suite 850
Salt Lake City, Utah 84144
Telephone: (801) 538-2424

SPECIAL WARRANTY DEED


Boyden Farms, LLC, a Utah limited liability company, Grantor, of Salt Lake County, Utah, hereby CONVEYS AND WARRANTS, to the extent provided below, but not otherwise, to Stephen G. Boyden as Trustee of the Stephen George Boyden Revocable *Inter Vivos* Trust an undivided one-half interest and to Patricia S. Boyden as Trustee of the Patricia Shumway Boyden Revocable *Inter Vivos* Trust an undivided one-half interest, collectively Grantees, both of 1100 South 1500 East, Salt Lake City, Utah 84105, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the real property in Summit County, State of Utah, more particularly described in Exhibit "A" hereto, which is incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

The Grantor warrants only against encumbrances and defects in title existing at the time the Grantor took title to the above-described real property which were insured by any policy of title insurance issued to the Grantor. Said warranty shall be limited to the extent of coverage available under such policy.

WITNESS the hand of said Grantor as of the 6th day of January, 1999.

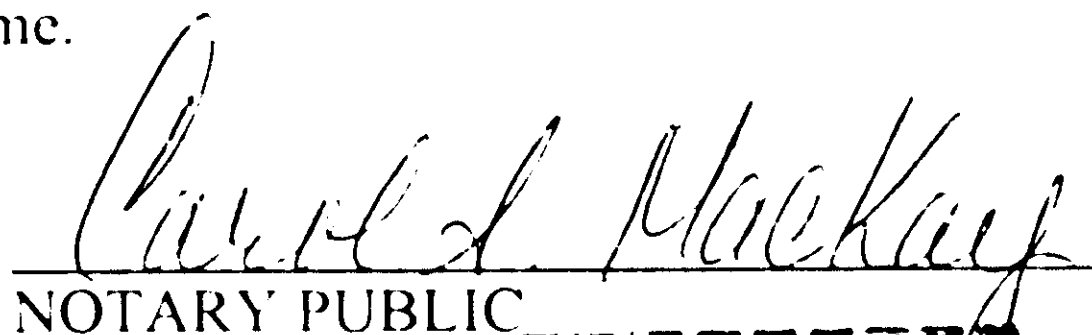
Boyden Farms, LLC, a Utah limited liability
company

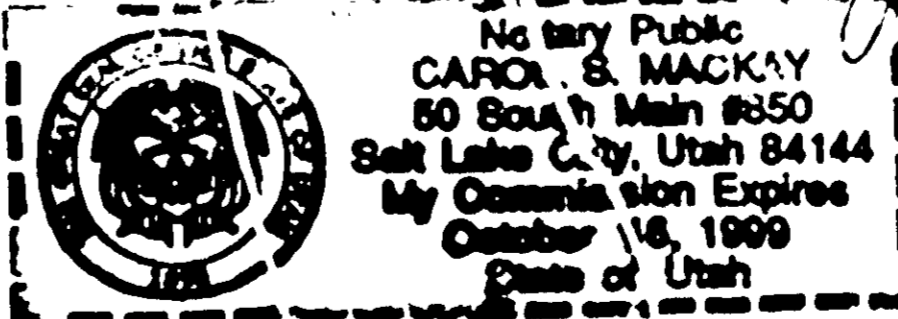

Stephen G. Boyden, Manager

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

00527271 BK01219 Pg00403

On the 6th day of January, 1999, personally appeared before me Stephen G. Boyden, as Manager of Boyden Farms, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.


NOTARY PUBLIC



PROPERTIES B.1 (TRACT 1) - PROPERTY B.4 (TRACTS 4 & 5)

Tract 1

Being situate in the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian, in Summit County, Utah, particularly described as follows, to-wit:

Beginning at a point which is 817.8 feet North 88° 10' West from the North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian, thence South 6° 56' East 240 feet; thence South 18° 50' East 502 feet; thence South 28° 16' East 190.6 feet; thence South 1° 12' West 183.2 feet; thence North 88° 31' West 1900.82 feet; thence South 0° 49' East 994.65 feet; thence South 88° 31' East 1443.7 feet; thence South 15° 45' East 627 feet to the South line of said Northwest quarter of said Section 17, thence North 88° 52' West 1380 feet; thence North 0° 49' West 2639.55 feet to the Northwest corner of said Northwest quarter of said Section 17; thence South 88° 10' East 1822.2 feet to beginning, containing 68.63 acres, more or less.

Tract 2

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running West 138 feet; thence South 9° 10' West 168 feet; thence South 4° 00' West 128 feet; thence South 17° 45' West 788 feet; thence South 14° 30' West 168 feet; thence South 20° 30' West 1632 feet; thence South 24° 00' West 700 feet to the forty line; thence South on the forty line 585 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the above-named Section 18; thence East 1320 feet; thence North 3960 feet to the point of beginning, and containing 67.59 acres.

00527271 B&O1219 P600404

Tract 3

CT-274

Commencing at the Northwest corner of Lot 2, Block 150, as platted on Coalville City Plat "B"; thence East 11 rods; thence North 11 rods, thence East 11 rods; thence

North 7 1/2 rods; thence East 4 rods; thence North 11 rods; thence East 11 rods; thence North 15 rods; thence North 86° 30' West 32 1/2 rods; thence South 8° 30' West 30 rods; thence South 16 1/2 rods to the place of beginning, containing seven acres and forty square rods, _____ square feet, in the Southeast quarter of the Northeast quarter of Section 8, Township 2 North of Range 5 East Salt Lake Meridian, State of Utah.

Also a tract of land being situate in the Southeast quarter of the Northeast quarter of Section Eight (8) Township two (2) North of Range Five East of Salt Lake Meridian, and in the Coalville City Townsite Entry, as more particularly described as beginning at a point that is Five and 8/10 (5.8) feet North 1° West of a point that is seven hundred forty-two and 75/100 (742.75) feet North 23° 32' West from the Northwest corner of Block No. 49, Plat "A" Page Survey; and running thence North 1° West three hundred six and 4/10 (306.4) feet; thence East one hundred eighty-one and 5/10 (181.5) feet; thence South 5° 57' West two hundred forty-one and 313/1000 (241.313) feet; thence South 66° 18' West one hundred sixty-two and 91/10 (162.9) feet to the place of beginning and containing one and 3/100 (1.03) acres, more or less.

Tract 4

00527271 BR01219 Pg00405

A Tract of land situate in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 9, and the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and beginning at a point that is 12 rods North 23° 30' West, from the Southwest corner of Block 122, Plat "B", Coalville City Survey, which point is 9.6 rods South 23° 30' East, of a point 8 rods South 75° West, of a point that is 18 1/2 rods South from the quarter section corner between said Sections 8 and 9 above described, and running thence North 66° 30' East, 61.2 rods; thence South 23° 30' East 12 rods; thence North 66° 30' East, 9.9 rods; thence North 46.3 rods; thence West 3 rods; thence North 47 1/2 rods; thence West 60 rods; thence South 24 1/2 rods; thence North 86° West 18 1/2 rods; thence South 55 rods; thence South 23° 30' East, 34.6 rods to the place of beginning, containing 45.963 acres.

/ Tract 5

Beginning at a point seventeen and one-half (17 1/2) rods due South and fifty (50) rods South 86° West, from the center of Section Nine (9); thence North 23° 30' West fifty-two and one-half (52 1/2) rods; thence due West twenty-one (21) rods; thence due South forty (40) rods; thence South 66° 30' West five (5) rods; thence South 16° 30' West ten (10) rods; thence North 86° 00' East fifty rods, to the place of beginning, containing nine (9) acres and one hundred and fifty-five (155) square rods more or less, Plat "B", Coalville City Survey, all of the above lands being situate in the Northwest quarter and Southwest quarter of Section 9,

Township Two (2) North, Range 5 East Salt Lake Meridian;

EXCEPTING, however, the following described tracts of land, to-wit:

- (a) Commencing at a point 6.15 chains South 00° 50' West from a rock stake at the point of intersection of Cemetery and Salmon Streets running East 2.629 chains; thence South 22° East 2.59 chains; thence West 3.639 chains; thence North 00° 50' East 2.40 chains to the place of beginning and containing 0.75216 of an acre.
- (b) Commencing at a point that is 3.27 chains South 00° 50' West from the point of intersection of Cemetery and Salmon Streets and running South 00° 50' West 2.88 chains; thence East 2.629 chains; thence North 22° 07' West 3.238 chains; thence West 0.774 chains; thence South 0.120 chains, thence West .593 chains to the point of beginning and containing 0.59213 acres.
- (c) Commencing at a point that is 8.55 chains South 00° 50' West of the intersection of Cemetery and Salmon Streets and running East 3.639 chains; thence South 22° 07' East 1.993 chains; thence West 4.416 chains; thence North 00° 50' East 1.847 chains to the place of beginning and containing 0.74388 acres, more or less.
- (d) Being situate in the Northeast and the Northwest quarters of the Southwest quarter of Section Nine (9) Township Two (2) North of Range Five (5) East of the Salt Lake Meridian; and in the Townsite Entry of Coalville City, and beginning at a point that is Seven hundred twenty and 8/10 (720.8) feet South 50' West of a point that is Thirty-three (33) feet South 88° 20' East from the stone at the intersection of Cemetery and Salmon Streets, Plat "A", Page Survey, and running thence South 83° 45' East Two hundred ninety-three and 35/100 (293.35) feet; thence South 19° 33' East One hundred eight and 3/10 (108.3)

00527271 BK01219 Pg00406

feet; thence South 76° 40' West Three hundred seventy-nine and 7/10 (379.7) feet; thence North 48' East One hundred fifty and 35/100 (150.35) feet; thence North 66° 18' East Thirty-three (33) feet; thence North 50' East Twenty-one and 52/100 (21.52) feet to the place of beginning.

Excepting from the above tracts of land all reservations of record but including all water and water rights appurtenant thereto or generally used in connection therewith whether represented by shares of stock in a corporation or otherwise.

00527271 B&O1219 Pg00407

PROPERTY B.5

In the Southeast quarter of the Southeast quarter of Section 11, T. 2 N., R. 4 East, S. L. M. Beginning at the Southeast corner of Section 11, T. 2 N., R. 4 East, S. L. M. and running North 1068 feet; thence South $83^{\circ} 15'$ West 600 feet; thence South $27^{\circ} 50'$ West 1215 feet; thence North $86^{\circ} 10'$ East 1160 feet, to the place of beginning, containing 21.45 acres.

PROPERTY B.6

Beginning at a point 3 chains S. $0^{\circ} 18'$ E. from the northeast corner of Section 13 Township 2 North Range 4 East Salt Lake Base and Meridian; and running S. $0^{\circ} 18'$ E. 64.36 chains; thence S. $89^{\circ} 46'$ W. 30 chains; thence N. 00° E. 71 chains to the point of beginning, containing 96.54 acres, and situate in said Section 13; and

(b) A tract of land conveyed by John S. Boyden and Orpha S. Boyden, his wife, and Lynn Richins and Alpha M. Richins, his wife, to John E. Wright, described as follows:

Beginning at a point which is 2039.4 feet N. $89^{\circ} 46'$ E. from the Southwest corner of Section 13, Township 2 North, Range 4 East, Salt Lake Base and Meridian, and running N. $89^{\circ} 46'$ E. 1355.64 feet; thence North 748 feet; thence S. $61^{\circ} 25'$ W. 1551 feet to the point of beginning, and containing 11.65 acres more or less,

PROPERTY B.7

In Section 14, Township 2 North, Range 4 East, S. L. M. Beginning at the Northeast corner of Section 14, T. 2 N., R. 4 East, S. L. M. and running South $86^{\circ} 10'$ West 1160 feet; thence South $27^{\circ} 50'$ West 1075 feet; thence South $28^{\circ} 45'$ West 1025 feet; thence South $43^{\circ} 00'$ West 1900 feet; thence South $69^{\circ} 30'$ West 900 feet; thence South $57^{\circ} 20'$ East 3220 feet; to the South line of Section 14; thence North $86^{\circ} 31'$ East, on the Section line 1580 feet to the Southeast corner of said section; thence North on the Section line 5280 feet to the place of beginning, containing 302.42 acres.

00527271 BK01219 Pg00402

PROPERTY B.8

In the North half of the Northeast quarter of Section 23, T. 2 N., Range 4 East, S. L. M. Beginning at Northeast corner of Section 23, T. 2 N., Range 4 East, S. L. M. and running South 1100 feet; thence North $57^{\circ} 20'$ West 1880 feet, to the Section line; thence North $86^{\circ} 31'$ East on the Section line 1580 feet to the place of beginning, containing 10.93 acres.

PROPERTY B.9

Beginning at the Northwest corner of Section 24, Township 2 North, Range 4 East, Salt Lake Base and Meridian, and running N. 89° 46' E. 2039.4 feet; thence S. 61° 25' W. 2315.5 feet; thence North on the Section line 1100 feet to the point of beginning, and containing 25.75 acres, more or less, subject to all reservations of record.

It is specifically understood that the fence line now existing on and near the second course of the above described property does not accurately follow the survey. It is further understood and agreed that said fence line does not constitute an agreed boundary line and said fence may at any time hereafter be established in accordance with the survey.