

When Recorded Return to:

Mt. America Credit Union
c/o Gordon Kennedy
660 South 200 East
Salt Lake City, Utah 84111

Space Above for Recorder's Use

23705

SPECIAL WARRANTY DEED
(Corporate Form)

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a Utah corporation sole, organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it, and against acts of itself, to

MOUNTAIN AMERICA CREDIT UNION, Grantee,
of Salt Lake City, County of Salt Lake, State of Utah

For the sum of ***** TEN AND NO/100 (and other good and valuable considerations) **** DOLLARS

the following described tract of land in Washington County, State of Utah:

Beginning at the Southwest Corner of Lot 1, SUNSET HILLS SUBDIVISION, said point being South 89°13'27" West 1341.41 feet from the Northeast Corner of Section 22, Township 42 South, Range 16 West and running thence North 89°13'27" East 234.67 feet to the West line of 2100 West Street; thence Southeasterly along the arc of 325 foot radius curve to the left 17.35 feet (chord bears South 19°47'40" East 17.35 feet); thence South 21°19'27" East 222.23 feet more or less; thence along the arc of a 100 foot radius curve to the right 70.98 feet (chord bears South 0°59'25" East 69.50 feet); thence along a 30 foot radius curve to the right 47.12 feet (chord bears South 64°20'37" West 42.43 feet) to the North line of Sunset Boulevard; thence North 70°39'23" West 297.65 feet more or less; thence North 0°56'35" West 209.465 feet to the point of beginning. (Contains 1.736 acres)

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

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 provided that the 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 the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 3rd day of JANUARY A.D. 1987.

Attest:

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

By: Wayne J. Jace WJC
10
Authorized Agent

00554002 Bk1066 Pg0459

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1997 JAN 07 15:22 PM FEE \$12.00 BY CB
FOR: FIRST AMERICAN TITLE CO

FIRST AMERICAN TITLE CO. OF UTAH
23705 8-1980

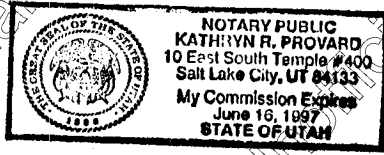
STATE OF UTAH

COUNTY OF ~~WASHINGTON~~ SALT LAKE

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} ss.
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On the 3rd day of January, A.D. 1997 personally appeared before me Wayne B. Jacek personally known to me to be the Authorized Agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledge to be 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 the seal impressed on the within instrument is the seal of said corporation, an the said Wayne B. Jacek acknowledged to me that the said corporation executed the same.

Kathryn R. Provard
Notary Public



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