

6331775

WHEN RECORDED, MAIL TO:

South Mountain L.C.  
12433 So Fort St  
Draper, Utah 84020

6331775  
04/15/96 4:37 PM 25.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
METRO NATIONAL TITLE  
REC BY: B GRAY , DEPUTY - WI

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, with its principal office at 50 East North Temple, Salt Lake City, Utah 84150, GRANTOR, does hereby GRANT, BARGAIN, AND SELL, CONVEY AND CONFIRM AND WARRANT against all claims by, through, or under it to SOUTH MOUNTAIN, L.C., a Utah limited liability company, whose address is 12433 South Fort Street, Draper, Utah 84020, GRANTEE, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See Exhibit A attached hereto as part hereof.

EXCEPTING (to the extent of Grantor's right, title, or interest therein) all interests in minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether solid, liquid, or gaseous form, and all steam and heat as of thermal energy existing at a depth of five hundred (500) feet or greater beneath the surface of the land.

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth in Exhibit B attached hereto as part hereof.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto affixed by its duly authorized agent this 15<sup>th</sup> day of April, 1996.

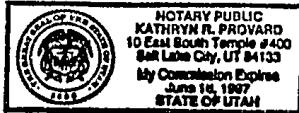
CORPORATION OF THE PRESIDING BISHOP OF THE  
CHURCH OF JESUS CHRIST OF LATTER-DAY  
SAINTS, a Utah corporation sole

By: [Signature] Its Authorized Agent

BK7376PG1783

STATE OF UTAH                     )  
  : ss.  
COUNTY OF SALT LAKE    )

On the 15<sup>th</sup> day of April, 1996, personally appeared before me Jeff D. Simmons, personally known to me to be an Authorized Agent of 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 said corporation and that the said corporation executed the same.



Kathryn R. Provard  
NOTARY PUBLIC  
Residing at Salt Lake City, Utah  
My Commission Expires 6/16/97

EXHIBIT "A"

PARCEL 1D:

Beginning at a point South 00 deg. 39'27" West 20.00 feet from the center of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 00 deg. 39'27" West 636.88 feet; thence North 89 deg. 02'25" West 1118.39 feet; thence North 00 deg. 39'27" East 157.80 feet; thence North 89 deg. 12'38" West 45.32 feet; thence North 00 deg. 02'49" East 479.27 feet; thence South 89 deg. 02'25" East 1168.99 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point South 0 deg. 39'27" West along the quarter section line 20.00 feet and North 89 deg. 06'45" West 743.60 feet from the center of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 63 deg. 02'47" West 11.88 feet; thence North 89 deg. 02'24" West 414.78 feet; thence North 0 deg. 01'31" West 5.02 feet; thence South 89 deg. 06'45" East 425.36 feet to the point of beginning.

PARCEL 2B:

Beginning at the South quarter corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 89 deg. 51'38" West along the South line of said Section 4 1306.12 feet to the sixteenth section corner; thence North 0 deg. 35'32" East along the sixteenth section line 1831.875 feet; thence South 89 deg. 12'38" East 190.00 feet; thence North 0 deg. 35'32" East 191.04 feet; thence South 89 deg. 02'25" East 1118.39 feet to a point on the quarter section line between the South quarter corner and the center of said Section 4; thence South 0 deg. 39'27" West along said quarter section line 2004.77 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point which is the South quarter corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89 deg. 52'36" West 400.017 feet; thence North 00 deg. 38'10" East 1664.980 feet; thence North 89 deg. 21'50" West 256.862 feet; thence North 03 deg. 57'30" East 76.497 feet; thence North 56 deg. 26'10" East 168.219 feet; thence North 51 deg. 27'46" East 22.565 feet; thence South 38 deg. 32'14" East 8.00 feet; thence North 51 deg. 27'46" East 146.140 feet; thence North 60 deg. 54'12" East 218.583 feet; thence North 35 deg. 44'32" East 190.917 feet; thence North 59 deg. 03'37" East 103.144 feet; thence South 00 deg. 38'10" west along the East line of the Northwest quarter of said Section 4 (South 00 deg. 39'27" West per Deed) 2251.289 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at a point which is located North 00 deg. 38'10" East 1661.400 feet along the East line of the Northwest quarter of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian (North 00 deg. 39'22" East per Deed) and North 89 deg. 21'50" West 666.879 feet; thence Northwesterly along the arc of a 286.000 foot radius curve to the right through a central angle of 8 deg. 35'09" (central angle bears North 03 deg. 57'30" East) 42.857 feet; thence North 77 deg. 27'21" West 615.734 feet, more or less, to the West line of the East half of the Southwest quarter of said Section 4; thence North 00 deg. 27'09" East 73.699

Exhibit "A" Legal Description (continued)

feet to a point of curvature; thence Southeasterly along the arc of a 264.000 foot radius curve to the left through a central angle of 01 deg. 15'33" (central angle bears North 13 deg. 48'12" East) 5.802 feet; thence South 77 deg. 27'21" East 657.681 feet; thence South 03 deg. 57'30" West 69.575 feet to the point of beginning.

PARCEL 4B:

Beginning at a point South 0 deg. 31'40" West 640.92 feet from the West quarter corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0 deg. 31'40" West 2058.17 feet; thence South 89 deg. 51'38" East 1306.12 feet; thence North 0 deg. 35'32" East 1780.72 feet; thence North 89 deg. 12'38" West 52.81 feet; thence Northwesterly 164.74 feet along a 709.26 foot radius curve to the right, (NOTE: Chord bears North 47 deg. 22'43" West for a distance of 164.37 feet); thence Northwesterly 573.79 feet along a 564.00 foot radius curve to the left, (NOTE: Chord bears North 69 deg. 52'11" West for a distance of 549.36 feet); thence South 80 deg. 59'07" West 185.52 feet; thence Southwesterly 183.29 feet along a 836.00 foot radius curve to the right, (NOTE: Chord bears South 87 deg. 15'59" West for a distance of 182.92 feet); thence North 86 deg. 27'10" West 207.01 feet; thence Northwesterly 48.33 feet along a 636.00 foot radius curve to the right, (NOTE: Chord bears North 84 deg. 16'32" West for a distance of 48.32 feet), to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point South 0 deg. 31'40" West 621.09 feet and East 618.33 feet from the West quarter corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 80 deg. 59'07" East 2.15 feet; thence Southeasterly along the arc of a 564.00 foot radius curve to the right (chord bears South 87 deg. 20'28" East 228.23 feet) a distance of 229.82 feet; thence South 19 deg. 47'11" West 2.03 feet; thence Northwesterly along the arc of a 564.00 foot radius curve to the left (chord bears North 86 deg. 57'58" West 229.74 feet) a distance of 231.36 feet to the point of beginning.

ALSO LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point South 0 deg. 31'40" West 640.92 feet from the West quarter corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence Easterly along the arc of a 636.00 foot radius curve to the left (chord bears South 84 deg. 16'32" East 48.32 feet) a distance of 48.33 feet; thence South 86 deg. 27'10" East 207.01 feet; thence Easterly along the arc of an 836.00 foot radius curve to the left (chord bears North 87 deg. 46'04" East 168.37 feet) a distance of 168.66 feet; thence Westerly along the arc of an 836.00 foot radius curve to the right (chord bears South 87 deg. 37'14" West 173.22 feet) a distance of 173.53 feet; thence North 86 deg. 27'10" West 207.01 feet; thence Westerly along the arc of a 636.00 foot radius curve to the right (chord bears North 84 deg. 28'30" West 43.46 feet) a distance of 43.47 feet; thence North 0 deg. 31'40" East 1.27 feet to the point of beginning.

EXHIBIT B  
to  
SPECIAL WARRANTY DEED

1. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
2. Any claims by third parties to water rights or title to water appurtenant to the property described above.
3. Taxes or assessments, whether or not shown as existing liens, including, without limitation, rights to reassess the tax assessment pursuant to the Farmland Assessment Act.
4. Mineral reservations, together with the right to enter from the surface and to prospect for, mine, extract, and remove all ores and minerals below the surface of said land, as disclosed by prior mesne instruments of record. This exception is not intended to reserve to Grantor any right of surface entry.
5. Reservation of the extraction rights reserved in that certain Warranty Deed recorded March 19, 1982, in Book 5353, at Page 545, and as encumbered by that certain Trust Deed dated January 1, 1982, and recorded on March 19, 1982, in Book 5353, at Page 453.
6. All other reservations, restrictions, easements, rights-of-way, and other matters of record.
7. All easements or claims to easements which are not of record.
8. All matters which a careful inspection or an accurate survey of the real property subject to this deed would disclose.

The exceptions set forth above shall not in any event be interpreted as expanding the warranties in the special warranty deed to which this exhibit is attached beyond those which would exist in the absence of any or all of said exceptions.

RWE\INVPROP\DRAPER\SW DEED\7D1

Exhibit B to  
Special Warranty Deed

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