

WHEN RECORDED MAIL TO:
A & D SCHMIDT AND ASSOCIATES
2896 WEST 7085 SOUTH
WEST JORDAN, UTAH 84084

6774904
10/28/97 4:32 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: P ANDERSON DEPUTY - WI

Property #536-3063

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 **A & D SCHMIDT and ASSOCIATES**, GRANTEE, of 2896 West 7085 South, West Jordan, 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, State of Utah, and more particularly described as follows:

6774904

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

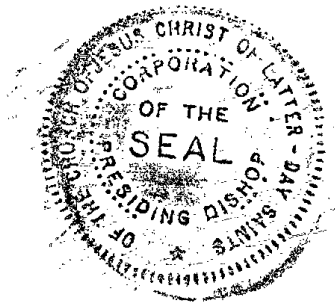
Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.


This conveyance is made and accepted on the express condition that the conveyed property shall be used for residential purposes only. Breach of said condition shall cause said property to revert to the said Grantor, who shall have the right of immediate re-entry upon the said property in the event of any such breach. However, breach of the foregoing condition of re-entry by reason of such breach shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof, but said condition shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise. Provided further that the restriction, condition and covenant herein contained shall in all respects terminate and end and be of no further force or effect either legal or equitable and shall not be enforceable after 25 years.

FIRST AMERICAN TITLE
NCM# 463270

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 21st day of October, 1997.

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



By: 
Authorized Agent

BK 7792 PG 0916

STATE OF UTAH

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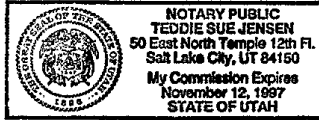
COUNTY OF SALT LAKE

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On this 21st day of October, 1997, personally appeared before me **Ted D. Simmons**, personally known to me to be the Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, who acknowledged before 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 that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Teddie Sue Jensen
Notary Public for the
State of Utah

BK7792PG0917

EXHIBIT "A"

BEGINNING at a point 160.03 feet south $0^{\circ}00'09''$ East from the East quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence South $000'09''$ East 95.03 feet; thence North $89^{\circ}58'04''$ West 394.22 feet; thence North 110.00 feet; thence South $89^{\circ}58'04''$ East 346.23 feet; thence West 56 feet along the arc of a curve to the right having a central angle of $89^{\circ}58'27''$ and a radius of 15.00 feet (cord bears South $4459'06''$ East 21.21 feet); thence north $89^{\circ}59'51''$ East 33.00 feet to the point of beginning.

EXCEPTING THEREFROM the following:

BEGINNING at a point on the South right-of-way line of 3815 South, said point being 145.06 feet South $0^{\circ}00'09''$ East and 118.19 feet North $89^{\circ}5'04''$ West from the East quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence along said South right-of-way line South $89^{\circ}58'04''$ east 70.20 feet to a point of tangency with a 15.00 foot radius curve to the right; thence 23.5 feet along the arc of said curve through a central angle of $89^{\circ}58'27''$ to a point on the West right-of-way line of 8000 West; thence along said right-of-way line South $0^{\circ}00'09''$ East 95.01 feet; thence North $89^{\circ}58'04''$ West 85.26 feet; thence north $0^{\circ}01'56''$ East 110.00 feet to the point of beginning.

BK 7792 PG 0918