

WHEN RECORDED, RETURN TO:  
 Gerald H. Kinghorn  
 PARSONS, DAVIES, KINGHORN & PETERS  
 185 South State Street, Suite 700  
 Salt Lake City, Utah 84111

00069088 Bk00418 Pg00052-00055

ANN B. O'BRIEN-COUNTY OF CARBON  
 1998 SEP 30 14:54 PM FEE \$17.00 BY  
 REQUEST: SOUTH EASTERN UTAH TITLE CO

### SPECIAL WARRANTY DEED

Penta Creek, LLC, a Utah limited liability company, and Magnificent Seven, LLC, a Utah limited liability company, Grantors, of Albert Lea, State of Minnesota, hereby convey and warrant against all others claiming by, through or under the Grantors only to Sunnyside City, a Utah municipal corporation of the State of Utah, Grantee, for the sum of \$10 and other good and valuable consideration, the following described real property in Carbon County, State of Utah:

#### SLAUGHTER & WHITMORE CANYON

A parcel of land located in Carbon County, State of Utah, which is in the Southwest Quarter of Section 32, Township 14 South, Range 14 East, Salt Lake Base and Meridian and also the Northwest Quarter of the Northwest Quarter of Section 5, Township 15 South, Range 14 East, Salt Lake Base and Meridian, being further described as follows with a bearing of North 89°50'40" East, between the Northwest corner and the Northeast Corner of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian used as the Basis of Bearing which is a G.P.S. Bearing.

Beginning at a point which is located North 89°50'40" East, 498.41 feet along the projected Section Line and South 0°07' 08" East, 229.71 feet from the Northwest Corner of Section 5, Township 15 South, Range 14 East, Salt Lake Base and Meridian; said point of beginning is along the North right-of-way line of State Highway #123; and running thence North 54°59'02" West, 171.48 feet; thence North 36°32'53" East, 229.63 feet; thence North 16°10'23" West, 257.32 feet; thence North 4°17'11" West, 310.49 feet; thence North 47°12'37" East, 121.95 feet; thence South 68°57'08" East, 231.69 feet; thence North 29°19'26" East, 146.18 feet; thence North 38°05'33" East, 80.45 feet; thence North 20°17'44" East, 561.71 feet; thence North 48°27'57" East, 184.58 feet; thence North 63°33'46" East, 305.89 feet; thence South 77°29'07" East, 427.00 feet; thence South 55°36'49" East, 266.81 feet; thence South 47°50'14" East, 48.92 feet to the North right-of-way line of State Highway #123; thence along the North right-of-way line of State Highway #123 the following bearings and distances; thence South 59°56'51" West, 210.24 feet; thence South 76°25'47" West, 332.02 feet; thence Southwesterly 868.04 feet along the arc of a 1000.00 foot radius curve, concave to the Southeast, through a central angle of 49°44'07"; having a chord that bears

Deed 8-Special Warranty Deed.wpd  
 8131.00

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South 51°33'44" West, 841.05 feet; thence South 26°41'41" West, 710.35 feet; thence South 32°22'06" West, 235.27 feet to the point of beginning. Contains 18.29 acres, more or less; less .21 acres for the ambulance garage.

**DESCRIPTION FOR A PARCEL OF LAND  
LOCATED BETWEEN RAILROAD TRACKS AND  
STATE ROAD No. 123**

A parcel of land located in Carbon County, State of Utah, which is in Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian; being further described as follows with a bearing of North 0°04'19" West, between the West Quarter Comer and the Northwest Comer of said Section 6 used as the Basis of Bearing, which is a GPS Bearing.

Beginning at a point which is located South 0°04'19" East, 148.28 feet along the Section Line from the West Quarter Comer of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian, and running thence Northeasterly along a Line which is 40.00 feet Southeasterly of the center line of Utah State Road No. 123 the following courses and distances to-wit: thence 781.33 feet along the arc of a curve, concave to the Southeast having a radius of 1554.00 feet, through a central angle of 28°48'27", having a chord that bears North 73°01'29" East, 773.13 feet; thence North 87°25'09" East, 67.05 feet; thence North 86°59'46" East, 1,436.06 feet to the beginning of a curve; thence Northeasterly 1,238.50 feet along the arc of a curve concave to the Northwest, having a radius of 4,008.00 feet, through a central angle of 17°42'17", having a chord that bears North 78°08'37" East, 1,233.58 feet; thence North 69°17'29" East, 946.21 feet to the beginning of a curve, thence Northeasterly 573.87 feet, along the arc of a curve concave to the Northwest having a radius of 937.00 feet, through a central angle of 35°05'27", having a chord that bears North 51°44'46" East, 564.94 feet; thence North 34°12'02" East, 1,785.34 feet; thence leaving State Road No. 123, South 89°33'33" East, 149.74 feet; thence North 73°51'24" East, 219.41 feet; thence 25 feet Northerly of the existing railroad tracks the following courses and distances, to-wit: thence South 15°50'18" West, 1,759.53 feet to the beginning of a curve, thence Southeasterly 903.35 feet along the arc of a curve concave to the Northwest, having a radius of 950.00 feet, through a central angle of 54°28'56", having a chord that bears South 43°04'46" West, 869.70 feet; thence South 70°19'14" West, 4,783.20 feet to the beginning of a curve; thence Southwesterly 577.60 feet along the arc of a curve, concave to the Northwest, having a radius of 2,525.00 feet, through a central angle of 13°06'23", having a chord that bears South 76°52'26" West, 576.34 feet to the Section Line; thence along the Section Line North 0°04'19" West, 1,291.22 feet to the point of beginning. Less East

Carbon City, (Book 143, Page 140-153), less Joe D. Martinez (Book 195, Page 692-693).

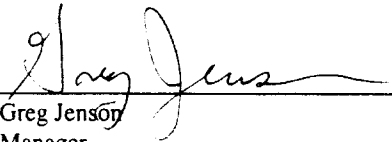
LESS AND EXCEPTING the land conveyed ~~by the Grantors~~ under the following deeds recorded in the office of the Carbon County Recorder: a Deed which is Entry No. 66569, Book 410, Page 302, in favor of Covol, Inc., a Deed which is Entry No. 63115, Book 399, Page 126, in favor of Sunnyside Land Company.

LESS AND EXCEPTING the land owned by Footprint, L.L.C., a Utah limited liability company, under a Deed recorded in the office of the Carbon County Recorder which is Entry No. 66631, Book 410, Page 477.  
66565 410 264

This Deed is subject to all other restrictions, easements and reservations of record or enforceable in equity.

WITNESS THE HAND of the Grantors this 25 day of September, 1998.

**PENTA CREEK, LLC, a Utah limited liability company**

By:   
 Greg Jensen  
 Its: Manager

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MAGNIFICENT SEVEN, LLC, a Utah  
limited liability company

By: *Greg Jenson*  
Greg Jenson  
Its: Manager

STATE OF MINNESOTA            )  
  : SS  
COUNTY OF Freeborn        )

On the 25<sup>th</sup> day of September, 1998 personally appeared before me Greg Jenson who being duly sworn did say that he is the Manager of Penta Creek, LLC, a Utah limited liability company, and Magnificent Seven, LLC, a Utah limited liability company, and that the foregoing Deed was signed on behalf of each limited liability company by authority of the Operating Agreement of each company.

[SEAL]

*Jennifer J. Waters*  
Notary Public

Residing at: Coalgate MN

My Commission Expires: 1-31-2000

