

7017000

When recorded mail to:

South Mountain, L.C.
12433 South Fort Street
Draper, Utah 84020
Escrow No. 487651-cp

7017000
07/02/98 4:40 PM 22.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: V VEGA DEPUTY - WI

SPECIAL WARRANTY DEED
Corporate Form

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 principal 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 in solid, liquid, or gaseous form, and all steam and other forms of thermal energy existing at a depth of five hundred (500 feet or greater beneath the surface of said 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 and seal to be hereunto affixed by its duly authorized agent this 2nd day of July, 1998.

Corporation of the Presiding Bishop of the Church
of Jesus Christ of Latter-Day Saints, a Utah
corporation sole

Wayne G. Facer
By: WAYNE G. FACER
Its: AUTHORIZED AGENT

STATE OF UTAH }
 } ss.
County of Salt Lake }

On the 2nd day of July, 1998, personally appeared before me Wayne G. Facer, who being by me duly sworn, did say that he is the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, and that said corporation sole by authority of a resolution of its Board of Directors, and the said Wayne G. Facer acknowledged to me that said corporation sole executed the same.



Kathryn R. Provard
Notary Public

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DESCRIPTION

PARCEL NO. 1:

An undivided 7/15 interest in and to the following described property:

BEGINNING at the Southeast Corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point also being North $0^{\circ}39'27''$ East along Quarter section line 1330.825 feet and South $89^{\circ}21'53''$ East 1309.22 feet from the South Quarter Corner of said Section 4, Township 4 South, Range 1 East, and running thence North $0^{\circ}39'19''$ East along the East line of said Northwest Quarter of the Southeast Quarter 1070.71 feet; thence South $89^{\circ}21'53''$ East parallel with the South line of said Northwest Quarter of the Southeast Quarter 410.00 feet; thence South $0^{\circ}39'19''$ West parallel with said East line of the Northwest Quarter of the Southeast Quarter 1070.71 feet to a point on the South line of the Northeast Quarter of said Southeast Quarter; thence North $89^{\circ}21'53''$ West along said South line 410.00 feet to the point of BEGINNING.

PARCEL NO. 3:

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 $89^{\circ}52'36''$ West 400.017 feet; thence North $00^{\circ}38'10''$ East 1664.980 feet; thence North $89^{\circ}21'50''$ West 266.862 feet; thence North $03^{\circ}57'30''$ East 76.497 feet; thence North $56^{\circ}26'10''$ East 168.219 feet; thence North $51^{\circ}27'46''$ East 22.565 feet; thence South $38^{\circ}32'14''$ East 8.00 feet; thence North $51^{\circ}27'46''$ East 146.140 feet; thence North $60^{\circ}54'12''$ East 218.583 feet; thence North $35^{\circ}44'32''$ East 190.917 feet; thence North $59^{\circ}03'37''$ East 103.144 feet; thence South $00^{\circ}38'10''$ West along the East line of the Northwest quarter of said Section 4 (South $00^{\circ}39'27''$ West per Deed) 2251.289 feet to the point of BEGINNING.

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PARCEL NO. 4:

BEGINNING at a Salt Lake County Brass Cap Monument at the South Quarter Corner of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian; and running thence North along the Center Section Line 660 feet, more or less, to the Northwest Corner of the South One-Half of the Southwest Quarter of the Southeast Quarter of said Section 4; thence East along the North Line of the South-Half of the Southwest Quarter of the Southeast Quarter of said Section 4, 990.00 feet; thence South parallel with the Center Section Line 660 feet, more or less, to the South Section line of said Section 4; thence West along said South Section Line 990.00 feet to the point of BEGINNING

Less and excepting the following:

CHAPEL SITE BOUNDARY DESCRIPTION:

Beginning at a point on the East line of the proposed South Mountain Subdivision Rambling Road said point being North 00°38'10" East 667.08 feet along the West line of the South East Quarter of Section 4, Township 4 South, Range 1 East, Salt Lake Base and Meridian and South 89°21'50" East 485.78 feet from the South Quarter Corner of said Section 4 (said corner being a stone monument set in concrete): thence South 89°33'18" East 496.09 feet along a common boundary line with Harrington and Sidwell Properties (Parcel Numbers 34-06-400-009 and 34-06-400-010 Salt Lake County Recorders Sidwell) to the North West Corner of the Summerhayes Property (Parcel Number 34-06-400-017) thence South 00°38'04" West 348.88 feet along the West line of said Summerhayes Property; thence North 89°21'13" West 416.30 feet to a point of curvature; thence Westerly 67.88 feet along the arc of a 575.00 foot radius curve to the right thru a central angle of 06°44'38" (center bears North 00°38'47" East) to a point of compound curvature; thence Northerly 28.15 feet along the arc of a 18.00 foot radius curve to the right thru a central angle of 89°35'33" (center bears North 07°23'25" East) to a point on the East line of said Rambling Road and to a point on the East line of said Rambling Road and a point of reverse curvature; thence the following two (2) courses along said line of Rambling Road; (1) Northerly 68.27 feet along the arc of a 611.00 foot radius curve to the left thru a central angle of 06°24'07" (center bears North 83°01'02" West) to a point of tangency; (2) North 00°34'51" East 255.17 feet to the point of beginning.

* * *

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PARCEL NO. 5:

An undivided 7/15 interest in and to the following described property:

The North 667.30 feet of the Northeast Quarter of the Northwest Quarter of Section 9, and the West 990 feet of the North 667.30 feet of the Northwest Quarter of the Northeast Quarter of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian.

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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.

-POOR COPY-
CO. RECORDER

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.

RWWINVIT01DRAFTERSW-DEED.TUZ

Exhibit B to
Special Warranty Deed

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