

00824436 B: 1886 P: 1753

Page 1 of 2

Alan Spriggs, Summit County Utah Recorder

08/31/2007 02:08:39 PM Fee \$12.00

By MERRILL TITLE COMPANY

Electronically Recorded by Simplifile

Record and Return To:

Bradley R. Helsten
NELSON CHRISTENSEN & HELSTEN, P.C.
68 S. Main Street, 6th Floor
Salt Lake City, Utah 84101
APN: CD-193E

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 31st day of August, 2007 by Gordon W. Smith, having an address of 268 E. Oak Lane, Farmington, Utah 84025 ("Grantor"), in favor of Swift Creek Ranch, LLC, a Nevada limited liability company, of 68 S. Main Street, 6th Floor, Salt Lake City, Utah 84101 ("Grantee"),

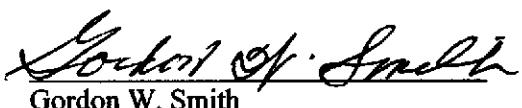
WITNESSETH, that Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and warrant to Grantee and its successors and assigns, forever, all that certain plot, piece or parcel of land and all improvements therein lying and being in the County of Summit, State of Utah, as more particularly described as:

See Exhibit "A"

SUBJECT TO all matters of record.

AND Grantor hereby binds himself and his heirs and successors to warrant and defend the title to the Property as against all acts of the Grantor herein and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth above.



Gordon W. Smith

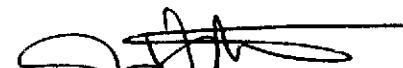
STATE OF UTAH

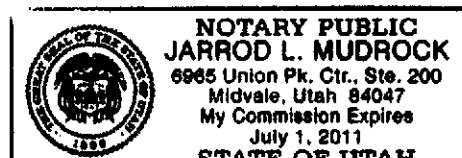
)

ACKNOWLEDGMENT

COUNTY OF Salt Lake)
ss.

The foregoing instrument was acknowledged before me this 31st day of August, 2007 by
Gordon W. Smith.


Notary Public,
My Commission Expires: 7-1-11



COURTESY RECORDING

Exhibit "A"

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN HAVING A BASIS OF BEARING TAKEN AS N 00° 22' 00" W BETWEEN THE SOUTHWEST CORNER AND THE WEST 1/4 CORNER OF ABOVE SAID SECTION 12 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS N 00° 22' 00" W ALONG THE SECTION LINE 428.49 FEET FROM THE SOUTHWEST CORNER OF ABOVE SAID SECTION 12 AND RUNNING THENCE N 00° 22' 00" W 60.19 FEET ALONG THE SECTION LINE; THENCE N 33° 07' 52" E 35.26 FEET; THENCE N 11° 11' 30" W 44.39 FEET; THENCE N 56° 36' 12" W 13.38 FEET TO THE SECTION LINE; THENCE N 00° 22' 00" W 203.88 FEET ALONG THE SECTION LINE TO THE NORTHWESTERLY BANK OF THE WEBER RIVER; THENCE N 65° 28' 26" E 91.93 FEET ALONG SAID BANK; THENCE N 54° 54' 50" E 145.44 FEET ALONG SAID BANK; THENCE N 46° 22' 41" E 115.08 FEET ALONG SAID BANK; THENCE S 34° 30' 00" E 147.33 FEET; THENCE S 59° 38' 35" E 79.13; THENCE S 17° 44' 28" E 87.02 FEET; THENCE S 43° 57' 52" E 95.85 FEET; THENCE S 00° 22' 00" E 232.40 FEET; THENCE N 89° 59' 51" W 530.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.98 ACRES