


When Recorded, Return To:
Suburban Land Reserve, Inc.
Attn: Carl Duke
5 Triad Center, Suite 325
Salt Lake City, Utah 84180

ENTRY NO. 00861936
12/31/2008 04:29:53 PM B: 1961 P: 1905
Warranty Deed PAGE 1/6
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 25.00 BY SUBURBAN LAND RESERVE INC



(space above for recorders use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, PROPERTY RESERVE, INC., a Utah non-profit corporation (“Grantor”), hereby conveys and warrants against all who claim by, through, or under it to SUBURBAN LAND RESERVE, INC., a Utah corporation, whose address is 5 Triad Center, Suite 325, Salt Lake City, Utah 84180 (“Grantee”), the real property (the “Real Property”) located in Summit County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon.

SUBJECT TO future taxes and assessments and all matters of record.


RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies, 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 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 Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[signature and acknowledgement to follow]

IN WITNESS WHEREOF, the PRI executed this Declaration as of the day and year first above written.

PRI:

PROPERTY RESERVE, INC.,
a Utah non-profit corporation

By: 
Name (Print): Brian R. Carrington
Its: President

ME CO

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 29 day of December, 2008, personally appeared before me Brian R. Carrington, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.



Notary Public for the
State of Utah

Exhibit A

(Legal Description of the Real Property)

A PARCEL OF LAND LYING WITHIN SECTIONS 13, 19 AND 24, TOWNSHIP 1 SOUTH, RANGE 3 AND 4 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°01'25" EAST 943.04 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°13'11" EAST 816.29 FEET; THENCE SOUTH 14°09'25" EAST 394.83 FEET; THENCE SOUTH 89°29'10" EAST 320.00 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 248 (SR-224 PROJECT NO. 060(2)); THENCE SOUTH 00°30'50" WEST 2633.30 FEET ALONG SAID RIGHT OF WAY LINE TO AN OLD WIRE FENCE; THENCE ALONG SAID FENCE MARKING THE NORTH AND WEST LINE OF A RIGHT OF WAY FOR THE CANYON RIM STAKE PROPERTY THE FOLLOWING THREE (3) COURSES: (NORTH 89°20'35" WEST 1207.99 FEET; SOUTH 89°58'35" WEST 72.08 FEET; AND SOUTH 01°03'57" EAST 774.21 FEET TO THE NORTHEAST CORNER OF THE UTAH POWER & LIGHT COMPANY PROPERTY RECORDED AS ENTRY NO. 126105, BOOK M64, PAGE 461 IN THE SUMMIT COUNTY RECORDERS OFFICE); THENCE ALONG THE BOUNDARY OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: (NORTH 89°29'26" WEST 200.00 FEET, AND SOUTH 01°03'57" EAST 200.00 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO THE CANYON RIM STAKE OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS RECORDED AS ENTRY NO. 116238, BOOK M39, PAGE 246 OF OFFICIAL RECORDS; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (NORTH 89°29'26" WEST 534.54 FEET AND SOUTH 01°28'48" WEST 404.12 FEET ALONG A FENCE TO THE SOUTH LINE OF SAID SECTION 24); THENCE NORTH 89°47'53" WEST 850.52 FEET ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF A DEED RECORDED AS ENTRY NO. 512203, BOOK 1163 PAGE 372 OF OFFICIAL RECORDS; THENCE NORTH 00°02'24" EAST 100.00 FEET ALONG THE EAST LINE OF SAID DEED; THENCE NORTH 89°47'53" WEST 1306.80 FEET ALONG THE NORTH LINE OF SAID DEED; THENCE SOUTH 00°02'24" WEST 100.00 FEET ALONG THE WEST LINE OF SAID DEED TO THE SOUTH LINE OF SAID SECTION 24; THENCE NORTH 89°47'53" WEST 913.89 FEET; THENCE NORTH 12°41'00" EAST 1152.57 FEET; THENCE NORTH 36°25'13" EAST 613.04 FEET; THENCE NORTH 00°18'16" WEST 1469.81 FEET; THENCE NORTH 29°58'39" EAST 2003.20 FEET; THENCE SOUTH 60°01'21" EAST 148.57 FEET; THENCE NORTH 37°20'42" EAST 664.96 FEET; THENCE NORTH 25°32'15" EAST 383.64 FEET; THENCE NORTH 88°04'50" EAST 211.18 FEET TO THE 40 ACRE LINE; THENCE SOUTH 00°17'31" EAST 302.24 FEET ALONG SAID 40 ACRE LINE TO THE NORTH LINE OF SAID SECTION 24; THENCE SOUTH 89°38'47" EAST 257.40 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO HOLY CROSS HOSPITAL RECORDED AS ENTRY NO. 357456, BOOK 857, PAGE 412 OF OFFICIAL RECORDS; THENCE ALONG SAID PROPERTY THE FOLLOWING TWO (2) COURSES: (SOUTH 00°00'23" EAST 503.65 FEET; AND SOUTH 89°27'42" EAST 526.75 FEET TO THE NORTHWEST CORNER OF PROPERTY CONVEYED TO CHEVRON PIPELINE COMPANY RECORDED AS ENTRY NO. 117141, BOOK M41, PAGE 354 OF OFFICIAL RECORDS); THENCE ALONG SAID PROPERTY THE FOLLOWING TWO (2) COURSES: (SOUTH 00°01'25" EAST 440.00 FEET AND NORTH 89°58'35" EAST 420.00 FEET); THENCE SOUTH 89°29'40" EAST 144.31 FEET TO THE POINT OF BEGINNING.

Ck by JJB 12/30/2008

EXCEPTING AND EXCLUDING THERE FROM THE FOLLOWING PARCEL:

A PARCEL OF LAND IN FEE FOR AN ACCESS ROAD KNOWN AS PROJECT NO. STP-2589 (1)0, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST AND SECTION 24, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE SAID CONNECTION ROAD AT A POINT 20.656 METERS NORTHERLY MEASURED AT RIGHT ANGLES FROM CENTERLINE STATION 5+210.064, SAID POINT BEING NORTH 1064.879 METERS AND EAST 373.855 METERS FROM THE SOUTHEAST CORNER OF SECTION 24; THENCE SOUTH 00°30'50" WEST, A DISTANCE OF 41.365 METERS; THENCE NORTH 45°14'49" WEST, A DISTANCE OF 6.315 METERS; THENCE NORTH 89°43'08" WEST, A DISTANCE OF 151.315 METERS; THENCE SOUTH 45°11'17" WEST, A DISTANCE OF 12.922 METERS; THENCE SOUTH 00°08'36" WEST, A DISTANCE OF 215.141 METERS; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 102.192 METERS, THROUGH A CENTRAL ANGLE OF 74°08'25", A DISTANCE 132.236, METERS (CHORD BEARS SOUTH 37°04'12" WEST 123.201 METERS); THENCE SOUTH 74°08'25" WEST, A DISTANCE 261.062 METERS; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 337.808 METERS, THROUGH A CENTRAL ANGLE OF 100°09'42", A DISTANCE OF 178.647 METERS (CHORD BEARS SOUTH 59°33'51" WEST, 156.752 METERS); THENCE NORTH 70°21'18" WEST, A DISTANCE OF 103.275 METERS; THENCE NORTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 212.192 METERS, THROUGH A CENTRAL ANGLE OF 11°33'48", A DISTANCE OF 42.824 METERS (CHORD BEARS NORTH 64°34'24" WEST, 42.752 METERS); THENCE NORTH 58°47'30" WEST, A DISTANCE OF 214.942 METERS; THENCE NORTHWESTERLY AND NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.768 METERS, THROUGH A CENTRAL ANGLE OF 126°17'13", A DISTANCE OF 107.491 METERS (CHORD BEARS NORTH 04°21'06" EAST, 87.016 METERS); THENCE NORTH 67°29'43" EAST, A DISTANCE OF 37.784 METERS; THENCE NORTHEASTERLY AND NORTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 30.480 METERS, THROUGH A CENTRAL ANGLE 157°21'22", A DISTANCE OF 83.708 METERS (CHORD BEARS 11°10'52" WEST, 59.774 METERS); THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 24.384 METERS, THROUGH A CENTRAL ANGLE OF 33°09'38", A DISTANCE OF 14.113 METERS (CHORD BEARS SOUTH 73°33'43" WEST, 13.916 METERS); THENCE SOUTH 56°58'54" WEST, A DISTANCE OF 73.638 METERS; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 77.808 METERS, THROUGH A CENTRAL ANGLE OF 34°00'36", A DISTANCE OF 46.276 METERS (CHORD BEARS SOUTH 39°56'36" WEST, 45.597 METERS); THENCE SOUTH 22°54'18" WEST, A DISTANCE OF 65.9177 METERS; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 77.808 METERS, THROUGH A CENTRAL ANGLE OF 22°33'30", A DISTANCE OF 30.634 METERS (CHORD BEARS SOUTH 11°37'33" WEST, 30.437 METERS); THENCE SOUTH 00°20'48" WEST, A DISTANCE OF 66.450 METERS; THENCE SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 102.192 METERS, THROUGH A CENTRAL ANGLE OF 40°02'35", DISTANCE OF 71.420 METERS (CHORD BEARS SOUTH 20°22'06" WEST, 69.976 METERS); THENCE SOUTH 40°23'23" WEST, A DISTANCE OF 43.689 METERS; THENCE SOUTHWESTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 292.602 METERS, THROUGH A CENTRAL ANGLE OF 08°00'51", A DISTANCE OF 40.928 METERS (CHORD BEARS SOUTH 36°22'58" WEST, 40.895 METERS); THENCE SOUTH 32°22'32" WEST, A DISTANCE OF 11.594 METERS; THENCE NORTH 89°47'54" WEST, A DISTANCE OF 68.926 METERS; THENCE NORTH 60°49'56" EAST, A DISTANCE OF 68.134 METERS; THENCE NORTH 40°23'22" EAST, A DISTANCE OF 76.601 METERS; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 77.808 METERS, THROUGH A CENTRAL ANGLE OF 40°02'35", A DISTANCE OF 54.379 METERS (CHORD BEARS NORTH 20°22'06" EAST, 53.279 METERS); THENCE NORTH 00°20'48" EAST, A DISTANCE OF 66.450 METERS; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 102.92 METERS, THROUGH CENTRAL ANGLE OF 22°33'30", A DISTANCE OF 40.235 METERS (CHORD BEARS NORTH 11°37'33" EAST, 39.975 METERS); THENCE NORTH 22°54'18" EAST, A DISTANCE OF 65.918 METERS, THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 102.192 METERS, THROUGH A CENTRAL ANGLE OF 34°04'36", A DISTANCE OF 60.779 METERS (CHORD BEARS NORTH 39°56'36" EAST, 59.887 METERS); THENCE NORTH 56°58'54" EAST, A DISTANCE OF 76.638 METERS; THENCE NORTHEASTERLY ON CURVE TO THE RIGHT, HAVING A RADIUS OF 48.768 METERS, THROUGH A CENTRAL ANGLE OF 33°09'38", A DISTANCE OF 28.225 METERS (CHORD BEARS NORTH 73°33'43" EAST, 27.833 METERS); THENCE SOUTHEASTERLY AND SOUTHWESTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.864 METERS, THROUGH A CENTRAL ANGLE 157°21'11", A DISTANCE OF 150.675 METERS (CHORD BEARS SOUTH 11°10'52" EAST, 107.592 METERS); THENCE SOUTH 67°29'43" WEST, A DISTANCE OF

37.784 METERS; THENCE SOUTHWESTERLY AND SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 24.384 METERS, THROUGH A CENTRAL ANGLE OF 126°17'13", A DISTANCE OF 53.746 METERS (CHORD BEARS SOUTH 04°21'06" WEST, 43.508 METERS); THENCE SOUTH 58°47'30" EAST, A DISTANCE OF 214.942 METERS; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 187.808 METERS, THROUGH A CENTRAL ANGLE OF 11°33'48", A DISTANCE OF 37.903 METERS (CHORD BEARS SOUTH 64°34'24" EAST, 37.839 METERS); THENCE SOUTH 70°21'18" EAST, A DISTANCE OF 103.275 METERS, THENCE SOUTHEASTERLY AND NORTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 77.805 METERS, THROUGH A CENTRAL ANGLE OF 100°09'42", A DISTANCE OF 136.020 METERS (CHORD BEARS NORTH 59°33'51" EAST, 119.350 METERS); THENCE NORTH 09°29'00" EAST, A DISTANCE OF 232.342 METERS; THENCE NORTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 362.192 METERS, THROUGH A CENTRAL ANGLE OF 64°39'25", A DISTANCE OF 408.725 METERS (CHORD BEARS NORTH 41°48'42" EAST 387.381 METERS); THENCE NORTH 74°08'25" EAST, A DISTANCE 261.062 METERS; THENCE NORTHEASTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 77.808 METERS; THROUGH A CENTRAL ANGLE 74°08'25", A DISTANCE OF 100.683 METERS (CHORD BEARS NORTH 37°04'12" EAST, 93.804 METERS); THENCE NORTH 00°08'36" EAST, A DISTANCE OF 215.240 METERS; THENCE NORTH 44°48'43" WEST, A DISTANCE OF 12.942 METERS; THENCE NORTH 00°08'36" EAST, A DISTANCE OF 32.309 METERS; THENCE NORTH 45°11'17" EAST, A DISTANCE OF 12.922 METERS; THENCE SOUTH 89°46'02" EAST, A DISTANCE OF 24.384 METERS; THENCE SOUTH 44°48'43" EAST, A DISTANCE OF 12.942 METERS; THENCE SOUTH 89°44'53" EAST, A DISTANCE OF 151.523 METERS; THENCE NORTH 45°13'13" EAST, A DISTANCE OF 6.434 METERS TO THE POINT OF BEGINNING.

Ck by JJB 12/30/2008

EXCEPTING THEREFROM THAT PORTION CONVEYED TO SUMMIT COUNTY UNDER SPECIAL WARRANTY DEED RECORDED MAY 22, 2008 AS ENTRY NO. 845125 IN BOOK 1931 AT PAGE 612 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PORTIONS OF THAT PROPERTY DESCRIBED IN THAT QUIT-CLAIM DEED RECORDED IN BOOK 00778, PAGE 814-816, AS ENTRY NO. 00395399, LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A (BRASS CAP) MONUMENT AT THE NORTHWEST (NW) CORNER OF SAID SECTION 19, WHICH BEARS NORTH 89°46'53" WEST, A DISTANCE OF 5331.22 FEET, FROM A (BRASS CAP) MONUMENT AT THE NORTHEAST (NE) CORNER OF SAID SECTION 19; THENCE, SOUTH 00°04'22" EAST, A DISTANCE OF 943.04 FEET; THENCE, SOUTH 89°16'08" EAST, A DISTANCE OF 815.29 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14°09'25" EAST, A DISTANCE OF 11.12 FEET; THENCE, SOUTH 85°34'39" WEST, A DISTANCE OF 77.48 FEET TO A TANGENT CURVE TO THE RIGHT, WHOSE 27.00 FOOT RADIUS BEARS NORTH 04°25'21" WEST; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 30°42'45" THE ARC LENGTH OF 14.47 FEET TO A NON-TANGENT CURVE, WHOSE 19.00 FOOT RADIUS BEARS SOUTH 26°17'24" WEST; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 36°33'03" THE ARC LENGTH OF 12.12 FEET TO A TANGENT CURVE, WHOSE 486.00 FOOT RADIUS BEARS SOUTH 10°15'39" EAST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 08°55'55" THE ARC LENGTH OF 75.76 FEET; THENCE, SOUTH 70°48'26" WEST, A DISTANCE OF 15.85 FEET, TO A NON-TANGENT CURVE, WHOSE 128.70 FOOT RADIUS BEARS SOUTH 19°11'34" EAST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 10°43'33" THE ARC LENGTH OF 24.09 FEET TO A NON-TANGENT CURVE, WHOSE 132.00 FOOT RADIUS BEARS NORTH 29°55'06" WEST; THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 17°01'23" THE ARC LENGTH OF 39.22 FEET; THENCE, SOUTH 77°06'12" WEST, A DISTANCE OF 1.51 FEET TO A NON-TANGENT CURVE, WHOSE 93.50 FOOT RADIUS BEARS NORTH 12°39'52" WEST; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN INTERIOR ANGLE OF 72°35'56" THE ARC LENGTH OF 118.47 FEET; THENCE, NORTH 44°21'57" WEST, A DISTANCE OF 7.62 FEET; THENCE,

NORTH 54°10'21" WEST, A DISTANCE OF 21.97 FEET; THENCE, NORTH 85°30'27" WEST, A DISTANCE OF 10.33 FEET; THENCE, NORTH 00°01'19" EAST, A DISTANCE OF 2.81 FEET; THENCE, SOUTH 89°16'08" EAST, A DISTANCE OF 383.18 FEET RETURNING TO THE POINT OF BEGINNING.

Ck by JJB 12/30/2008

APN's: PP-62
PP-81
PP-52-2
PP-81-G-1
PP-82