

00911809 8k 1689 Pg 0166
RUSSELL SHIRTS * WASHINGTON CO RECORDER
2004 NOV 18 12:50 PM FEE \$16.00 BY CDH
FOR: FIRST AMERICAN TITLE CO

WHEN RECORDED, RETURN TO:

Stephen D. Swindle, Esq.
VAN COTT, BAGLEY, CORNWALL & McCARTHY
50 South Main, Suite 1600
Salt Lake City, Utah 84144

MAIL TAX NOTICES TO:

Kolob Development, Inc.
50 South Main, Suite 1600
Salt Lake City, Utah 84144

SPECIAL WARRANTY DEED

COUNTRYSIDE INVESTMENT COMPANY, LLC, a Utah limited liability company, formerly known as Countryside Investment Company, Ltd., a Utah limited partnership, with its principal place of business located in Salt Lake City, Salt Lake County, State of Utah, as to an undivided one-fourth (1/4) interest, Grantor, hereby conveys and warrants against all claiming by, through or under it to KOLOB DEVELOPMENT, INC., a Utah corporation, with its principal place of business located at 50 South Main Street, Suite 1600, Salt Lake City, Salt Lake County, State of Utah 84144, Grantee, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the following described land located in Washington County, State of Utah, to-wit:

Proposed KOLOB RANCHES SUBDIVISION, PHASE 4 , more particularly described as follows:

BEGINNING AT THE SW CORNER OF SECTION 6, T39S, R12W, SLB & M AND RUNNING THENCE N 00°33'10" E ALONG THE WEST LINE OF SECTION 6 A DISTANCE OF 2696.788 FEET TO THE WEST $\frac{1}{4}$ CORNER SAID SECTION 6; THENCE N 00°45'17" E ALONG THE SECTION LINE 514.352 FEET TO THE SW CORNER OF

BLACK RIDGE RANCHES SUBDIVISION, UNIT 2; THENCE S 77°00'00" E ALONG SAID SUBDIVISION BOUNDARY 69.709 FEET; THENCE DEPARTING SAID SUBDIVISION BOUNDARY S 45°00'00" E 48.820 FEET; THENCE N 79°55'10" E 457.056 FEET; THENCE N 75°57'50" E 123.693 FEET; THENCE N 71°33'54" E 129.699 FEET; THENCE S 32°16'32" E 237.750 FEET; THENCE S 20°13'29" W 202.485 FEET; THENCE S 60°15'18" W 161.245 FEET; THENCE S 47°07'16" W 191.050 FEET; THENCE S 05°42'38" W 100.499 FEET; THENCE S 34°59'31" W 122.066 FEET; THENCE S 08°31'51" E 404.475 FEET; THENCE S 01°54'33" W 300.167 FEET; THENCE S 19°58'59" E 234.094 FEET; THENCE S 12°43'28" E 317.805 FEET; THENCE S 40°14'11" E 170.294 FEET; THENCE S 10°18'17" E 335.410 FEET; THENCE S 38°39'35" E 64.031 FEET; THENCE S 09°51'57" E 233.452 FEET; THENCE S 78°52'15" W 310.846 FEET; THENCE S 69°19'32" E 283.240 FEET; THENCE S 07°25'53" E 62.583 FEET; THENCE S 62°20'40" W 111.928 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 424.720 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE RIGHT (CHORD BEARS S 17°44'46" E 422.606 FEET) THROUGH A CENTRAL ANGLE OF 19°49'08" AND RADIUS OF 1227.859 FEET; THENCE S 07°50'12" E 240.156 FEET; THENCE N 72°29'52" E 46.197 FEET TO THE WEST R.O.W. LINE OF OLD HIGHWAY 91; THENCE SOUTHEASTERLY ALONG SAID LINE 110.011 FEET ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT (CHORD BEARS S 25°13'27" E 109.678 FEET) THROUGH A CENTRAL ANGLE OF 15°26'38" AND RADIUS OF 408.134 FEET; THENCE DEPARTING SAID R.O.W. LINE S 57°03'14" W 86.490 FEET; THENCE S 07°50'12" E 303.418 FEET; THENCE 148.764 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°15'02" AND RADIUS OF 291.397 FEET; THENCE S 21°24'50" W 286.953 FEET; THENCE 58.170 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°25'46" AND RADIUS OF 155.528 FEET; THENCE S 00°00'56" E 240.820 FEET; THENCE 168.921 FEET ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°35'12" AND RADIUS OF 712.351 FEET TO A POINT OF REVERSE CURVE; THENCE 131.949 FEET ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°35'19" AND RADIUS OF 367.198 FEET TO A POINT OF REVERSE CURVE; THENCE 66.781 FEET ALONG THE ARC OF A CURVE OT THE RIGHT THROUGH A CENTRAL ANGLE OF 26°18'21" AND RADIUS OF 145.453 FEET; THENCE S 19°17'19" W 43.400 FEET; THENCE S 81°33'12" E 200.000 FEET' THENCE N 65°50'06" E 160.677 FEET; THENCE S 75°04'07" E 104.544 FEET; THENCE S 11°28'11" E 382.638 FEET; THENCE S 05°49'17" W 327.739 FEET; THENCE S 12°31'54" E 97.231 FEET; THENCE N 88°01'11" W 541.769 FEET; THENCE S 01°58'48" W 163.144 FEET; THENCE S 90°00'00" W 871.136 FEET TO THE WEST LINE OF SECTION 7; THENCE N 00°02'41" E ALONG SAID LINE 137.812 TO THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION;

THENCE N 00°30'48" E ALONG THE SECTION LINE 1958.904 FEET TO THE EAST CORNER OF SECTIONS 1 & 12, T39S, R13W; THENCE N 00°33'58" E ALONG THE SECTION LINE 756.893 FEET TO THE POINT OF BEGINNING AND CONTAINS 126.282 ACRES.

Less and excepting therefrom any portion of the above described land heretofore conveyed by Grantor to Grantee.

Together with all improvements and appurtenances located thereon or appurtenant thereto.

Subject to any and all existing or reserved easements and rights of way and also subject to any and all oil and mineral leases of the underground, still in full force and effect, and also with the understanding that the oil or mineral rights to certain of said land has been heretofore reserved by prior owners, all as shown by recorded deed or patents.

Subject to all property taxes for the year 2004 and thereafter and all other reservations, restrictions, easements and rights of way of record, or now existing, over, under or across the above described land, enforceable in law and in equity.

Subject to a Deed of Trust in favor of Grantor covering the above described land given to secure a Promissory Note of even date hereof.

WITNESS the hand of said Grantor this 15 day of NOVEMBER 2004.

COUNTRYSIDE INVESTMENT COMPANY,
LLC, a Utah limited liability
company

By:


Stephen D. Swindle
Manager

STATE OF UTAH)
: SS.
COUNTY OF SALT LAKE)

On the 1st day of November, 2004, personally appeared before me STEPHEN D. SWINDLE, who, being by me duly sworn, did say that he is the manager of COUNTRYSIDE INVESTMENT COMPANY, LLC, a Utah limited liability company, and he acknowledged to me that he executed the same for and on behalf of said limited liability company.

Stacey Braithwaite
NOTARY PUBLIC

