

WHEN RECORDED, MAIL TO:
L. S. McCULLOUGH, II, ESQ.
CALLISTER NEBEKER & McCULLOUGH
PARKVIEW PLAZA 1
2180 SOUTH 1300 EAST, SUITE 600
SALT LAKE CITY, UTAH 84106

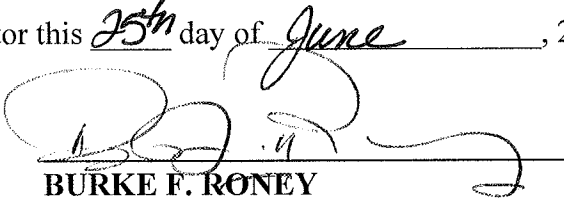
GRANTEE'S ADDRESS:
2188 SOUTH CREEKSIDE COURT
HEBER CITY, UTAH 84032

SPECIAL WARRANTY DEED

BURKE F. RONEY, grantor, of Wasatch County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him, to **BFR INVESTMENT COMPANY, LLC**, a Utah limited liability company, grantee, of Wasatch County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in **Wasatch County, State of Utah**:

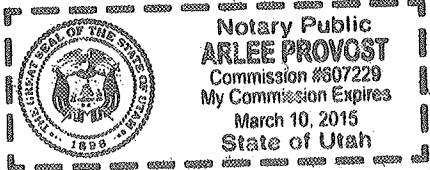
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

WITNESS, the hand of said grantor this 25th day of June, 2013.


BURKE F. RONEY

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

On the 25th day of June, 2013, personally appeared before me, **BURKE F. RONEY**, the signer of the within instrument, who duly acknowledged to me that he executed the same.





NOTARY PUBLIC
Residing At: Salt Lake County

EXHIBIT A**PROPERTY**

BEGINNING AT A POINT WHICH IS NORTH 87°08'21" EAST 317.86 FEET FROM THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 10 WEST, SPECIAL UINTAH BASE AND MERIDIAN.

THENCE NORTH 88°56'15" EAST 990.43 FEET; THENCE SOUTH 00°32'59" EAST 1311.9 FEET; THENCE NORTH 88°59'11" EAST 1318.78 FEET; THENCE SOUTH 00°27'35" EAST 654.05 FEET; THENCE SOUTH 00°22'34" EAST 327.78 FEET; THENCE NORTH 89°00'53" EAST 2.74 FEET; THENCE SOUTH 15°51'39" WEST 1851.77 FEET; THENCE SOUTH 83°30'58" EAST 642.29 FEET; THENCE SOUTH 12°27'14" WEST 1120.41 FEET; THENCE SOUTH 89°33'20" WEST 2505.46 FEET; THENCE SOUTH 88°56'08" WEST 1713.33 FEET; THENCE ALONG PROPOSED LOT 3 TO THE R.O.W. OF A PROPOSED COUNTY ROAD THE FOLLOWING TEN (10) CALLS: (1) THENCE NORTH 00°05'55" EAST 1146.35 FEET; (2) THENCE NORTH 58°31'47" WEST 448.36 FEET; (3) THENCE NORTH 39°22'51" EAST 835.32 FEET; (4) THENCE SOUTH 60°11'26" EAST 695.18 FEET; (5) THENCE NORTH 24°57'53" EAST 663.24 FEET; (6) THENCE NORTH 23°54'39" EAST 783.50 FEET; (7) THENCE NORTH 19°16'12" EAST 232.76 FEET; (8) THENCE EAST 448.51 FEET; (9) THENCE NORTH 54°26'50" EAST 731.65 FEET; (10) THENCE NORTH 35°33'10" WEST 136.22 FEET; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 3 THE FOLLOWING FOUR (4) CALLS: (1) THENCE ALONG THE ARC OF A 65.58 FOOT RADIUS CURVE TO THE RIGHT 151.43 FEET (CENTRAL ANGLE OF 132°18'04" AND A CHORD BEARING NORTH 47°43'59" WEST 119.96 FEET); (2) THENCE ALONG THE ARC OF A 128.03 FOOT RADIUS CURVE TO THE RIGHT 59.80 FEET (CENTRAL ANGLE OF 26°45'46" AND A CHORD BEARING NORTH 31°47'56" EAST 59.26 FEET); (3) THENCE ALONG THE ARC OF A 328.98 FOOT RADIUS CURVE TO THE LEFT 85.88 FEET (CENTRAL ANGLE OF 14°57'22" AND A CHORD BEARING NORTH 37°42'08" EAST 85.63 FEET); (4) THENCE ALONG THE ARC OF A 949.76 FOOT RADIUS CURVE TO THE RIGHT 26.91 FEET (CENTRAL ANGLE OF 01°37'23" AND A CHORD BEARING NORTH 31°02'09" EAST 26.90 FEET) TO A POINT ALONG PROPOSED LOT 2; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 2 THE FOLLOWING TWO (2) CALLS: (1) THENCE ALONG THE ARC OF A 949.76 FOOT RADIUS CURVE TO THE RIGHT 46.93 FEET (CENTRAL ANGLE OF 02°49'51" AND A CHORD BEARING NORTH 33°15'46" EAST 46.92 FEET); (2) THENCE ALONG THE ARC OF A 1902.74 FOOT RADIUS CURVE TO THE RIGHT 274.37 FEET (CENTRAL ANGLE OF 08°15'42" AND A CHORD BEARING NORTH 38°48'33" EAST 274.13 FEET) TO A POINT ALONG PROPOSED LOT 1; THENCE ALONG THE WEST LINE OF A PROPOSED 60 FOOT COUNTY ROAD R.O.W. ALONG PROPOSED LOT 1 THE FOLLOWING TWO (2) CALLS: (1) THENCE ALONG THE ARC OF A 1902.74 FOOT RADIUS CURVE TO THE RIGHT 268.78 FEET (CENTRAL ANGLE OF 08°05'37" AND A CHORD BEARING NORTH 46°59'12" EAST 268.56 FEET); (2) THENCE ALONG THE

ARC OF A 1160.86 FOOT RADIUS CURVE TO THE LEFT 52.84 FEET (CENTRAL ANGLE OF 02°36'28" AND A CHORD BEARING NORTH 49°43'47" EAST 52.83 FEET); THENCE LEAVING THE PROPOSED COUNTY ROAD R.O.W. AND FOLLOWING THE BOUNDARY OF PROPOSED LOT 1 THE FOLLOWING FIVE (5) CALLS: (1) THENCE NORTH 47°48'05" WEST 312.09 FEET; (2) THENCE SOUTH 75°12'42" WEST 601.60 FEET; (3) THENCE SOUTH 54°26'50" WEST 557.87 FEET; (4) THENCE WEST 121.00 FEET; (5) THENCE NORTH 27°06'59" EAST 1205.83 FEET TO THE POINT OF BEGINNING.

BEING PART OF:

SERIAL NO.: OWC-3028-1
TAX PARCEL NO. 00-0020-0304

SERIAL NO. OWC-3045
TAX PARCEL NO. 00-0010-9830

SERIAL NO. OWC-3028
TAX PARCEL NO. 00-0010-9665

SERIAL NO. OWC-3052
TAX PARCEL NO. 00-0010-9921

SERIAL NO. OWC-3044
TAX PARCEL NO. 00-0010-9822