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ENT 48055:2008 PG 1 of 5
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Apr 23 10:42 am FEE 18.00 BY EO
RECORDED FOR SUNDANCE TITLE INSURANCE AG
ELECTRONICALLY RECORDED

RECORDED MAIL TO:
Pleasant Grove City
70 South 100 East
Pleasant Grove, Utah 84062

STC 10819

SPECIAL WARRANTY DEED

JOHN Q. HAMMONS, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF JOHN Q. HAMMONS U/A/D 12-28-1989 AS AMENDED AND RESTATED, Grantor(s) of Springfield, MO, hereby CONVEYS and WARRANTS against all claiming by, through or under it to **PLEASANT GROVE CITY REDEVELOPMENT AGENCY**, a Utah municipality of Pleasant Grove, Utah, Grantee(s) for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO: Property Taxes for the year 2008 and subsequent years; Covenants, Conditions, Restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the grantor has caused its name to be hereunto affixed by its duly authorized trustee, this 17th day of April, 2008.

REVOCABLE TRUST AGREEMENT OF JOHN Q.
HAMMONS U/A/D 12-28-1989

By:



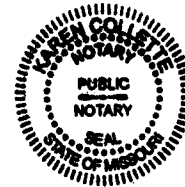
JOHN Q. HAMMONS
Its: Trustee

STATE OF MISSOURI)
COUNTY OF GREENE) :ss.

On the 17th day of April 2008, personally appeared before me JOHN Q. HAMMONS, TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF JOHN Q. HAMMONS U/A/D 12-28-1989, who being duly sworn, did say that he executed the foregoing.

Karen L. Collette

Notary Public
MY COMMISSION EXPIRES:
RESIDING AT:



Karen Collette Comm # 06492797
Greene County State of Missouri
My Commission Expires Nov. 30, 2010

BOUNDARY DESCRIPTION
South Half of Embassy Grove Parkway

A parcel of land, situate in the South Half of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point which is located North $89^{\circ}37'36''$ East 1941.88 feet along the Quarter Section line and South 1235.94 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian, and running:

thence South $51^{\circ}36'51''$ East 32.98 feet;

thence Southeasterly 135.27 feet along the arc of a 300.00-foot radius tangent curve to the left (center bears North $38^{\circ}23'09''$ East and the long chord bears South $64^{\circ}31'52''$ East 134.12 feet, through a central angle of $25^{\circ}50'02''$);

thence Southeasterly 1093.05 feet along the arc of a 900.00-foot radius tangent reverse curve to the right (center bears South $12^{\circ}33'07''$ West and the long chord bears South $42^{\circ}39'20''$ East 1027.10 feet, through a central angle of $69^{\circ}35'07''$);

thence Southeasterly 1022.95 feet along the arc of a 715.00-foot radius tangent reverse curve to the right (center bears North $82^{\circ}08'14''$ East and the long chord bears South $48^{\circ}50'57''$ East 937.91 feet, through a central angle of $81^{\circ}58'23''$);

thence South $89^{\circ}50'09''$ East 105.79 feet;

thence South $0^{\circ}01'40''$ West 52.00 feet;

thence North $89^{\circ}50'09''$ West 3.80 feet;

thence Northwesterly 39.27 feet along the arc of a 25.00-foot radius non-tangent curve to the left (center bears North $89^{\circ}50'09''$ West and the long chord bears North $44^{\circ}50'09''$ West 35.36 feet, through a central angle of $90^{\circ}00'00''$);

thence North $89^{\circ}50'09''$ West 77.11 feet;

thence Northwesterly 1061.58 feet along the arc of a 742.00-foot radius tangent curve to the right (center bears North $0^{\circ}09'51''$ East and the long chord bears North $48^{\circ}50'57''$ West 973.33 feet, through a central angle of $81^{\circ}58'23''$);

thence Northwesterly 502.29 feet along the arc of an 873.00-foot radius tangent reverse curve to the left (center bears South $82^{\circ}08'14''$ West and the long chord bears North $24^{\circ}20'44''$ West 495.39 feet, through a central angle of $32^{\circ}57'56''$);

thence Northwesterly 58.34 feet along the arc of a 60.00-foot radius tangent compound curve to the left (center bears South $49^{\circ}10'18''$ West and the long chord bears North $68^{\circ}41'08''$ West 56.07 feet, through a central angle of $55^{\circ}42'52''$);

thence Northwesterly 136.50 feet along the arc of an 81.00-foot radius tangent reverse curve to the right (center bears North $6^{\circ}32'34''$ West and the long chord bears North $48^{\circ}15'57''$ West 120.91 feet, through a central angle of $96^{\circ}33'13''$);

thence Northwesterly 58.34 feet along the arc of a 60.00-foot radius tangent reverse curve to the left (center bears North $89^{\circ}59'20''$ West and the long chord bears North $27^{\circ}50'46''$ West 56.07 feet, through a central angle of $55^{\circ}42'52''$);

thence Northwesterly 331.32 feet along the arc of an 873.00-foot radius tangent compound curve to the left (center bears South $34^{\circ}17'48''$ West and the long chord bears North $66^{\circ}34'33''$ West 329.34 feet, through a central angle of $21^{\circ}44'41''$);

thence Northwesterly 147.44 feet along the arc of a 327.00-foot radius tangent reverse curve to the right (center bears North 12°33'07" East and the long chord bears North 64°31'52" West 146.19 feet, through a central angle of 25°50'02");
thence North 51°36'51" West 32.95 feet to the east line of Pleasant Grove Blvd.
thence North 38°18'48" East 27.00 feet along said east line to the Point of Beginning.

Parcel contains: 71,247 square feet or 1.64 acres.

April 3, 2008
Date

Dusty L. Bishop
Dusty L. Bishop
L.S. 4938720



DESCRIBED
PARCEL

