

7507041

After Recording Return To:

Robert D. Tingey, Esq.
Winder & Haslam
175 West 200 South, Suite 4000
P.O. Box 2668
Salt Lake City, Utah 84110-2668

7507041
11/05/1999 11:33 AM 19.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
BY: RDJ, DEPUTY - WI 4 P.

Property No. ⁵⁵⁰⁻¹⁹⁸⁹~~507-5447~~
Salt Lake Valley Seminary (Jordan)

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, of Salt Lake County, State of Utah, hereby conveys and grants to MILLER FAMILY REAL ESTATE, L.L.C., a Utah limited liability company, the following real property situated in Salt Lake County, Utah, together with all rights and privileges appurtenant thereto, to wit:

F-50136

A parcel of land in Salt Lake County, State of Utah, described as shown on the annexed Exhibit "A".

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable at law or in equity.

IN WITNESS WHEREOF, the said Grantor has hereunto subscribed its name and affixed its corporate seal, by its Authorized Agent, this 3rd day of November, 1999.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

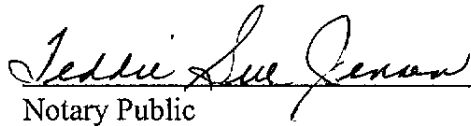
By: [Signature]
Edwin J. Pond
Its: Authorized Agent

[Signature]

BK8321 PG2992

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On this 3rd day of November, 1999, personally appeared before me Edwin J. Pond, personally known to me to be the authorized agent of the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged to me that he signed the foregoing instrument as the authorized agent for said Grantor, and the said Edwin J. Pond acknowledged to me that the said Grantor executed the same.


Notary Public

My Commission Expires:

11/12/01

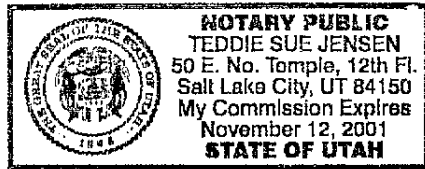


Exhibit "A"

(Legal Description)

Commencing at a point 148.5 feet North of the Southwest Corner of Lot 4, Block 4, Sandy Five Acre Plat and running thence East 390 feet; thence North 150 feet; thence West 197 feet, more or less to the East boundary line of the East Jordan Irrigation Company Canal; thence Southwesterly along the East boundary line of said canal to point of beginning.

ALSO; Beginning at a point 148.5 feet North; 390 feet East and 150 feet North of the Southwest Corner of Lot 4; Block 4, Sandy five acre plat and running thence North 20 feet, thence West 197 feet more or less to the East boundary line of the East Jordan Co. Canal; thence Southwesterly along the East boundary line of said canal to a point due West of the point of beginning, thence East 197 feet more or less to the point of beginning.

LESS:

Beginning at a point on the North line of 9250 South Street and the East line of State Street, said point being 148.5 feet, more or less North of the Southwest Corner of Lot 4, Block 4, Sandy Five Acre Plat, said point also being N 0°02'55" W along the Section line 940.20 feet and East 141.67 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence East 218.47 feet to a fence line; thence N 0°35' W along said fence line and fence line extended 163.45 feet to a fence; thence West along said fence 11 feet, more or less, to the Easterly line of the East Jordan Canal; thence Southwesterly along said canal to the point of beginning.

AND LESS

A parcel of land in fee, situate in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point on the North line of 9270 South Street (formerly 9250 South Street), said point being 148.5 feet more or less North and East 380.00 feet from the Southwest Corner of Lot 4, Block 4, Sandy Five Acre Plat, said point also being North 0°02'55" West along the section line 940.20 feet and East 521.67 feet from the Southwest Corner of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northeasterly 15.71 feet along the arc of a curve to the left having a radius of 10.00 feet, a central angle of 90°00'00" and a chord bearing and length of North 45°00'00" East 14.14 feet; thence South 10.00 feet; thence West 10.00 feet to the point of beginning.

Subject to current taxes and assessments, reservations, easements, rights of way, covenants, conditions, restrictions, encroachments, zoning matters, liens, and encumbrances and all other matters of record or enforceable at law or in equity.