

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.  
Attn: Thane Smith  
51 S. Main Street, Suite 300,  
Salt Lake City, Utah 84111

Tax Parcel ID Nos. 58-036-0057; 58-036-0058

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**SPECIAL WARRANTY DEED**

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FATCO NCS - 909761

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, with an address of 50 E. North Temple, Salt Lake City, Utah 84150, as Grantor, grants, conveys and warrants, but **only** against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to SUBURBAN LAND RESERVE, INC., a Utah corporation, with an address of 51 S. Main Street, Suite 300, Salt Lake City, Utah 84111, as Grantee, the real property located in Utah County, Utah ("**Property**"), described as follows:

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all 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 Property, and (iii) all subsurface rights of any and all kinds to the extent not including in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22 day of April, 2019.

**GRANTOR:**

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

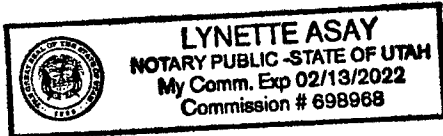
By: Ashley Powell

Name: Ashley Powell

Its: Authorized Agent

STATE OF UTAH )  
 ) :ss  
COUNTY OF SALT LAKE )

On this 22 day of April, 2019, personally appeared before me ASHLEY POWELL, personally known or satisfactorily proved to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.



Lynette Asay  
Notary Public for Utah

**EXHIBIT A**

(Legal Description of the Property)

**Parcel 1:**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 15.53 CHAINS; THENCE EAST 13.04 CHAINS; THENCE SOUTH 15.49 CHAINS; THENCE WEST 13.04 CHAINS TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING FROM PARCEL 1, THAT PORTION CONVEYED TO UTAH COUNTY, A BODY CORPORATE AND POLITIC OF THE STATE OF UTAH BY THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 5, 2006 AS ENTRY NO. 163124:2006 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 1.28 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 20.00 FEET; THENCE EAST 0.81 FEET; THENCE SOUTH 89°32'36" EAST 44.87 FEET; THENCE NORTH 89°56'36" EAST 278.42 FEET; THENCE NORTH 89°41'22" EAST 239.13 FEET; THENCE SOUTH 89°43'48" EAST 256.26 FEET; THENCE SOUTH 89°46'30" EAST 44.62 FEET TO A POINT OF INTERSECTION WITH AN EXISTING NORTH-SOUTH FENCE LINE; THENCE ALONG SAID FENCE SOUTH 01°11'27" EAST 20.01 FEET TO A POINT OF INTERSECTION WITH AN EXISTING EAST-WEST FENCE LINE ON THE NORTH SIDE OF SARATOGA ROAD; THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES ALONG SAID EAST-WEST FENCE LINE: (1) NORTH 89°46'30" WEST 45.12 FEET; (2) NORTH 89°43'48" WEST 256.17 FEET; (3) SOUTH 89°41'22" WEST 239.08 FEET; (4) SOUTH 89°56'36" WEST 278.55 FEET; (5) NORTH 89°32'36" WEST 44.88 FEET; (6) WEST 0.73 FEET TO THE POINT OF BEGINNING.

*Cked by JJB 22 April 2019*

**Parcel 2:**

COMMENCING 40.10 CHAINS WEST AND 12.50 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN; THENCE EAST 5.01 CHAINS; THENCE SOUTH 00°10'00" EAST 12.05 CHAINS; THENCE NORTH 89°45'00" WEST 5.01 CHAINS; THENCE NORTH 00°10'00" WEST 12.02 CHAINS TO THE PLACE OF BEGINNING.

*Cked by JJB 22 April 2019*