

WHEN RECORDED, MAIL TO:
Bryan B. Todd, Esq.
358 So. Rio Grande, Ste. 200
SLC, UT 84101

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

S-A LAND INVESTMENT CO., LLC, a Utah limited liability company ("**Grantor**"), for and in consideration of the sum of \$10.00 and other valuable consideration received, hereby conveys and warrants against all who claim by, through, or under the grantor, to **PONY EXPRESS LAND DEVELOPMENT, INC.**, a Utah corporation, whose address is 358 S. Rio Grande St., Ste. 200, SLC, UT 84101, the real property located in Utah County, Utah, which is legally described on **EXHIBIT A** attached hereto (the "**Property**").

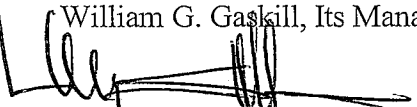
IN WITNESS WHEREOF, Grantor has signed this Deed as of the date of notarization appearing below.

GRANTOR:

S-A LAND INVESTMENT CO., LLC,
a Utah limited liability company

By: Amsource Pony Express, LLC, a Utah
limited liability company Manager

By: 
William G. Gaskill, Its Manager

By: 
Larry Shelton, Its Manager

54567

STATE OF UTAH;
COUNTY OF SALT LAKE:

On May 12, 2011 personally appeared before me William G. Gaskill who duly acknowledged signing the foregoing instrument in the capacity indicated.

NOTARY PUBLIC: Melanie Child



STATE OF UTAH;
COUNTY OF SALT LAKE:

On May 11, 2011 personally appeared before me Larry Shelton who duly acknowledged signing the foregoing instrument in the capacity indicated.

NOTARY PUBLIC: [Signature]

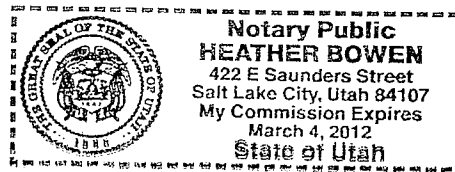


EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

**Amsource Eagle Mountain
Porters Crossing
Boundary Description**

A part of the Southeast Quarter of Section 20 and the Southwest Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Eagle Mountain City, Utah County, Utah:

Beginning at a point on the North Line of Pony Express Parkway located 66.00 feet North $0^{\circ}11'38''$ East along the Section Line; and 0.50 feet North $89^{\circ}03'07''$ West along said North Line from the Southeast Corner of said Section 20; and running thence along said North Line of Pony Express Parkway the following three courses: North $89^{\circ}03'07''$ West 907.86 feet along a line parallel to the Section Line; North $3^{\circ}43'05''$ East 60.01 feet; and North $89^{\circ}03'07''$ West 497.71 feet along a line parallel to the Section Line; thence North $0^{\circ}56'53''$ East 63.85 feet to a point of curvature; thence Northeasterly along the arc of a 200.00 foot radius curve to the right a distance of 71.68 feet (Central Angle equals $20^{\circ}32'08''$ and Long Chord bears North $11^{\circ}12'57''$ East 71.30 feet) to a point of tangency; thence North $21^{\circ}29'01''$ East 49.56 feet to a point of curvature; thence Northeasterly along the arc of a 300.50 foot radius curve to the right a distance of 211.65 feet (Central Angle equals $40^{\circ}21'21''$ and Long Chord bears North $41^{\circ}39'41''$ East 207.31 feet) to a point of tangency; thence North $61^{\circ}50'21''$ East 260.35 feet to a point of curvature; thence Northeasterly along the arc of a 224.50 foot radius curve to the left a distance of 240.58 feet (Central Angle equals $61^{\circ}23'55''$ and Long Chord bears North $31^{\circ}08'24''$ East 229.23 feet) to a point of tangency; thence North $0^{\circ}26'26''$ East 62.00 feet; thence South $89^{\circ}33'34''$ East 440.84 feet; thence South $72^{\circ}39'57''$ East 174.35 feet; thence South $89^{\circ}33'34''$ East 280.50 feet; thence South $0^{\circ}26'26''$ West 741.51 feet to the point of beginning.

**Contains 877,650 sq. ft.
or 20.148 acres**