

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:
585 EAST STATE
AMERICAN FORK, UTAH 84003

00182796

B: 556 P: 872 Fee \$16.00
Connie Hansen, Millard Recorder Page 1 of 2
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Space above for County Recorder's use

Parcel #7073

SPECIAL WARRANTY DEED

STANLEY C. JARDINE, grantor, of Utah County, State of Utah, hereby CONVEYS and WARRANTS against all claiming by, through or under him, to **FILLMORE 163 HOLDINGS LLC**, grantee, of Utah 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 **Millard County, State of Utah**:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE NORTH 27 CHAINS TO THE NORTHWEST CORNER OF LOT 5 OF SAID SECTION 31; THENCE EAST 6.5 CHAINS TO THE SOUTHWEST CORNER OF LOT 4; THENCE NORTH 13.5 CHAINS TO THE NORTHWEST CORNER OF LOT 4; THENCE EAST 36 CHAINS, MORE OR LESS, TO THE WEST BOUNDARY LINE OF HIGHWAY 91; THENCE SOUTHWESTERLY ALONG SAID WEST BOUNDARY LINE TO THE SOUTH BOUNDARY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE WEST 5.45 CHAINS, MORE OR LESS, TO BEGINNING.

LESS AND EXPECTING THAT PORTION OF LOT 3 OF SAID SECTION 31 LYING EASTERLY OF THE I-15 RIGHT OF WAY AND WESTERLY OF THE HIGHWAY 99 RIGHT OF WAY.

LESS 50.44 ACRES DEEDED TO THE STATE ROAD IN BOOK 82, PAGE 290.

LESS 0.52 ACRES DEEDED TO STATE ROAD IN BOOK 82, PAGE 293.

LESS BEGINNING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 4 WEST, SALT LAKE MERIDIAN AND RUNNING THENCE SOUTH 89°54'30" EAST

ALONG THE SECTION LINE 664.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF I-15; THENCE ALONG SAID RIGHT-OF-WAY LINE THROUGH THE FOLLOWING 3 COURSES; SOUTH 28°21'19" WEST 34.05 FEET TO A POINT; THENCE SOUTH 27°13'19" WEST 142 FEET TO A BRASS RIGHT-OF-WAY MARKER; THENCE NORTH 74°47'16" WEST 571.54 FEET TO A BRASS RIGHT-OF-WAY MARKER; THENCE NORTH 77°07'15" WEST 32.91 FEET TO BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY AND GENERAL PROPERTY TAXES FOR THE YEAR 2012 AND THEREAFTER.

WITNESS, the hand of said grantor this 9th day of October, 2012.

Stanley C. Jardine
 STANLEY C. JARDINE

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

On the 9th day of October, 2012, personally appeared before me, STANLEY C. JARDINE, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Teresa M. Robison
 NOTARY PUBLIC
 Residing At: JLL UT

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