

23429

WHEN RECORDED MAIL TO:  
Western America Holding, LLC  
455 South 300 East #200  
Salt Lake City, UT 84111

W203221\*  
E# 2203221 PG 1 OF 3  
DOUG CROFTS, WEBER COUNTY RECORDER  
24-AUG-06 120 PM FEE \$24.00 DEP CC  
REC FOR: HERITAGE WEST TITLE INSURANCE  
ELECTRONICALLY RECORDED

# SPECIAL WARRANTY DEED

Elkhorn, LLC Grantor,  
of Eden City, County of Weber, State of Utah hereby CONVEY and WARRANT to  
Western America Holding, LLC a Utah Limited Liability Company Grantee,

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Weber, State of Utah, to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2006 taxes and thereafter.

WITNESS the hand of said grantor, this 23rd day of August, 2006.

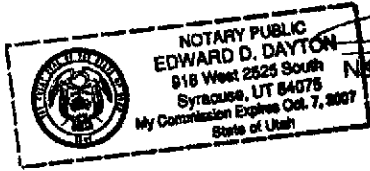
Elkhorn, LLC

*Alvin F. Cobabe*  
Alvin F. Cobabe, Manager

STATE OF UTAH

COUNTY OF WEBER

On the 23rd day of August, 2006, personally appeared before me Alvin F. Cobabe who being by me duly sworn did say, each for himself, that he is the member/manager of **Elkhorn, LLC a Utah Limited Liability Company** and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

 *Edward D. Dayton*  
Notary Public

22423

Exhibit "A"

22-006-0028 ABSTRACT ONLY \*

22-006-0005 x ds.

PARCEL 24: ~~(22-006-0005)~~

ALL OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U. S. SURVEY, AND PART OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 10, RUNNING THENCE SOUTH 89°32'53" EAST 3142.32 FEET, THENCE NORTH 3°52'25" EAST TO THE NORTH LINE OF SAID SECTION, THENCE EASTERLY ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SAID SECTION, THENCE SOUTHERLY ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION, THENCE WESTERLY ALONG SAID SECTION LINE TO THE SOUTHWEST CORNER OF SAID SECTION, THENCE NORTHERLY ALONG SAID SECTION LINE TO THE POINT OF BEGINNING. EXCEPT COUNTY ROAD (906-117) AND A 30 FOOT RIGHT OF WAY FOR PUBLIC USE (1002-488)  
EXCEPT SNOWFLAKE SUBDIVISION PHASE 3 OPEN SPACE (BOOK 54, PAGE 73)

PARCEL 27: ~~(22-006-0027)~~ 22-006-0027 ABST. ONLY \* ds.

ALL OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. LESS: BEGINNING AT A POINT SOUTH 89°32'53" EAST 3142.32 FEET AND SOUTH 5790 FEET MORE OR LESS FROM THE WEST QUARTER CORNER OF SECTION 10 TOWNSHIP 7 NORTH RANGE 1 EAST SALT LAKE BASE AND MERIDIAN TO A POINT INTERSECTING THE NORTH LINE OF COUNTY ROAD (220060012); RUNNING THENCE NORTHEASTERLY ALONG THE NORTH LINE OF COUNTY ROAD TO THE INTERSECTION OF THE EAST LINE OF SECTION 15 AND THE NORTH LINE OF COUNTY ROAD; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID SECTION 15; THENCE NORTH 89°25' WEST 2139 FEET TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING.  
EXCEPT COUNTY ROAD (906-117), AND A 30 FOOT RIGHT OF WAY FOR PUBLIC USE (1002-488). EXCEPT THE SOUTH ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15 (1235-550). EXCEPT THE WEST 1485 FEET OF THE SOUTHWEST QUARTER (1327-824). EXCEPT SNOWFLAKE SUBDIVISION (BOOK 39, PAGE 4). EXCEPT SNOWFLAKE SUBDIVISION NO. 2 (BOOK 39, PAGE 79)  
EXCEPT SNOWFLAKE SUBDIVISION NO. 3 (BOOK 54, PAGE 72)  
EXCEPT SNOWFLAKE SUBDIVISION NO. 3 OPEN SPACE (BOOK 54, PAGE 73)

RECORDERS NOTE:  
\* DESC. & COMPILED E # 2203217

PARCEL 30: (23-044-0010) ds.  
THE PART OF THE NORTH ONE-HALF AND THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING WITHIN WEBER COUNTY.

PARCEL 31: (22-020-0024) ds.  
THE EAST 2 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL 32: (22-020-0005) ds.  
THE EAST 2 FEET OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL 33: (22-020-0004) ds.  
THE EAST 2 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

PARCEL 34: (22-001-0017) Desc. IN ERROR  
PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: BEGINNING AT A POINT LOCATED SOUTH 89°52'18" WEST 1296.65 FEET ALONG THE SECTION LINE AND SOUTH 0°07'42" EAST 383.91 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 25°24'11" EAST 140.00 FEET; THENCE SOUTH

25°24'11" EAST 140.00 FEET; THENCE SOUTH 64°35'49" WEST 162.98 FEET; THENCE NORTH 28°57'00" WEST 140.27 FEET; THENCE NORTH 64°35'49" EAST 171.66 FEET TO THE POINT OF BEGINNING.

(CONTINUED)

PARCEL 35: (22-001-0002) *WLS.*

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SECTION 1. ALL OF SECTION 2 AND A PART OF SECTION 3, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE EAST TO THE SOUTHEAST CORNER OF SECTION 3; THENCE NORTH TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF SAID SECTION AND THE POINT OF BEGINNING. EXCEPT THE COUNTRY ROAD (906-117) AND A 30 FOOT RIGHT OF WAY FOR PUBLIC USE (1002-488). EXCEPT THAT PORTION DEEDED TO RULON K. JONES AND KATHY L. JONES ( ENTRY NO. 1947340).

PARCEL 36: (23-012-0054) *WLS.*

THAT PART OF THE FOLLOWING PROPERTY LYING SOUTHWESTERLY OF THE WEBER-CACHE COUNTY LINE (40-21). THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. EXCEPT THAT PART DEEDED IN BOOK 1405-215. ALSO EXCEPT THAT PART DEEDED TO WEBER STATE COLLEGE (1592-1024). SUBJECT TO A 50 FOOT RIGHT OF WAY 25 FEET EACH SIDE OF THE FOLLOWING CENTER LINE: BEGINNING AT A POINT OF THE NORTHERLY LINE OF THE ABOVE DESCRIBED PRIVATE ROAD, SAID POINT BEING NORTH 0°57'08" EAST ALONG THE SECTION LINE 1216.92 FEET AND WEST 2186.87 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 87°33'51" EAST 254.12 FEET TO A POINT ON THE ARC OF A 900.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 2°26'09" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°00' A DISTANCE OF 267.04 FEET; THENCE NORTH 70°33'51" EAST 185.00 FEET TO A POINT OF THE ARC OF A 700.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 19°26'09" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°51'21" EAST 317.07 FEET.

PARCEL 37: (23-012-0030) *WLS.*

ALL OF LOTS 6 AND 7, AND THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF THE WEBER-CACHE COUNTY LINE (40-21). EXCEPT THAT PART DEEDED IN BOOK 1405-215 AND 1405-217) ALSO EXCEPT PRIVATE ROAD (24-80, 81, 82).