

FOUNDERS TITLE COMPANY NO. F-80566UT

WHEN RECORDED MAIL TO:
MILLER FAMILY REAL ESTATE, L.L.C.
9350 South 150 East #1000
Sandy, UT 84070

SPECIAL WARRANTY DEED

BBD Real Estate, LLC, a Utah limited liability company, Grantor,
of Orem, County of Utah, State of Utah, hereby

CONVEYS and WARRANTS only as against all claiming by, through or under it to

Miller Family Real Estate, L.L.C., a Utah limited liability company, Grantee
of 9350 South 150 East #1000 Sandy, UT 84070 for the sum of


TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ----- the following described
tract of land in UTAH County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for
the year 2011 and thereafter.

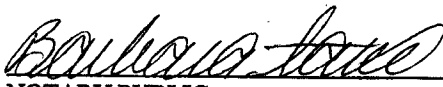
WITNESS, the hand(s) of said Grantor(s), this 22nd day of November, 2010.

BBD Real Estate, LLC


Brent D. Brown, Managing Member

STATE OF UTAH
COUNTY OF UTAH

On the 22nd day of November, A.D., 2010, Personally appeared before me Brent ^LD. Brown, Managing Member
of BBD Real Estate, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the
same, as said Managing Member, on behalf of said BBD Real Estate, LLC.


NOTARY PUBLIC
Residing at: Utah county
My Commission Expires: 7-30-14



**LEGAL DESCRIPTION
EXHIBIT "A"**

Beginning on the South right-of-way line of 1940 North Street which point is also South 10° 03' 51" East 147.38 feet from the North quarter corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running thence along said South right-of-way the following 6 courses and distances: South 86° 50' 06" East 12.96 feet to a point on a 12.00 foot radius curve to the right; thence along the arc of said curve 12.48 feet (Central angle = 59° 34' 50", chord bears South 57° 02' 41" East 11.92 feet) to a point of reverse curvature on a 67.00 foot radius curve to the left; thence along the arc of said curve 174.97 feet (Central angle = 149° 37' 36", chord bears North 77° 55' 56" East 129.32 feet) to a point on a 10.00 foot radius curve to the right; thence along the arc of said curve 15.16 feet (Central angle = 86° 52' 52", chord bears North 46° 33' 34" East 13.75 feet); thence due East 52.96 feet to the start of a 114.00 foot radius curve to the left; thence along the arc of said curve 128.62 feet to the Southwesterly right-of-way of University Parkway and to a point approximately 1.00 foot Southwest of a fence line (Central angle = 64° 38' 29", chord bears North 57° 40' 45" East 121.90 feet); thence along said right-of-way along the arc of a 17,108.73 foot radius curve to the right 392.85 feet (Central angle = 01° 18' 56", chord bears South 39° 46' 44" East 392.85 feet (said line is also parallel to and approximately 1.00 foot Southwest of said fence line); thence South 49° 57' 40" West 34.47 feet to a point on a 2.50 foot radius curve to the left; thence along the arc of said curve 3.89 feet (Central angle = 89° 04' 33", chord bears South 05° 25' 23" West 3.51 feet); thence South 39° 05' 52" East 10.13 feet to a 15.50 foot radius curve to the right; thence along the arc of said curve 13.17 feet (Central angle = 48° 40' 36", chord bears South 14° 44' 33" East 12.78 feet); thence South 09° 29' 30" West 153.93 feet; thence due South 169.77 feet; thence South 88° 59' 08" West 512.02 feet; thence North 01° 12' 27" West 584.12 feet to a point on the South right-of-way of 1940 North Street to the point of beginning.

Note: Basis of bearing for description is North 06° 57' 02" East from the North quarter corner of said Section 36, to the Triangulation Cone on Mt. Timpanogos.

Together with and subject to the following described easements as created by that Warranty Deed recorded September 21, 2007 as Entry No. 138340:2007 of Official Records of Utah County:

Beginning at a point on the North right-of-way line of 1800 North Street which point is also South 03° 20' 01" West 729.31 feet from the North quarter corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence North 01° 12' 27" West 64.23 feet; thence North 88° 51' 24" East 60.00 feet; thence South 01° 12' 27" East 64.93 feet; thence South 88° 59' 08" West 53.88 feet; thence North 85° 44' 51" West 6.15 feet to the point of beginning.

Beginning on the South right-of-way of 1940 North Street which point is also South 10° 03' 51" East 147.38 feet from the North quarter corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and running thence along the South right-of-way line of said street the following 3 courses and distances: South 86° 50' 06" East 12.96 feet to a point on a 12.00 foot radius curve to the right; thence along the arc of said curve 12.48 feet (Central angle = 59° 34' 50", chord bears South 57° 02' 41" East 11.92 feet) to a point of reverse curvature on a 67.00 foot radius curve to the left; thence along the arc of said curve 55.49 feet (Central angle = 47° 27' 22", chord bears South 50° 58' 57" East 53.92 feet); thence leaving said right-of-way line South 00° 04' 00" West 32.00 feet; thence South 88° 47' 33" West 63.24 feet; thence North 01° 12' 27" West 74.50 feet to the point of beginning.

EXCEPTING THEREFROM: The improvements only consisting of the car wash building and related and incidental improvements and fixtures (which are located on the portion of the real property) as conveyed to Parkway Carwash L.L.C., a Utah Limited Liability Company, by Warranty Deed recorded May 25, 2001, as Entry No. 51528:2001, of Official Records of Utah County, Utah.

The following is shown for information purposes only: 19:069:0028