

FOUNDERS TITLE COMPANY NO. F-80568UT

WHEN RECORDED MAIL TO:  
Miller Family Real Estate, L. L.C.  
9350 South 150 East #1000  
Sandy, UT 84070

SPECIAL WARRANTY DEED

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

CONVEY and WARRANT 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.

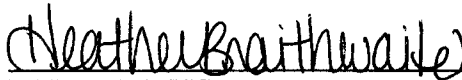
WITNESS, the hand(s) of said Grantor(s), this 1<sup>st</sup> day of April, 2011.

BBT Real Estate, LLC

  
Brent L. Brown, Managing Member

STATE OF UTAH  
COUNTY OF UTAH

On the 1 day of April, A.D., 2011, Personally appeared before me Brent L. Brown,  
Managing Member of BBT Real Estate, LLC, the signer(s) of the within instrument, who duly acknowledged to  
me that he executed the same, as said Managing Member, on behalf of said BBT Real Estate, LLC.

  
NOTARY PUBLIC  
Residing at: Utah  
My Commission Expires: 7-30-2014



**LEGAL DESCRIPTION  
EXHIBIT "A"**

Tax Parcel No. 19:001:0083

Commencing at the Intersection of the right-of-way lines of 550 West Street and the University Parkway, both of which are in Provo, Utah. The point of beginning is further described as being North 695.52 feet and West 333.70 feet from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the Southwest right-of-way line of University Parkway 927.58 feet along the arc of a 17,108.73 foot radius curve concave Southwest (the chord bears South 42° 15' 39" East 927.47 feet and the tangent of the point of beginning is South 43° 48' 50" East); thence leaving the called for right-of-way line a fence line the following courses: (the tangent of the right-of-way line at this point is South 40° 42' 27" East) South 87° 30' 10" West 105.91 feet; thence South 88° 34' 01" West 115.61 feet to a fence post on the section line; thence leaving the fence line along the section line South 88° 41' 46" West 7.06 feet to the right-of-way line of 450 West Street at the intersection of 1975 North Street both of which are in Provo, Utah (the tangent of the right-of-way line at this point is North 19° 15' 47" East); thence along the right-of-way line 132.98 feet along the arc of a 50.0 foot radius curve concave Southwest (chord bears North 56° 55' 50" West 97.11 feet); thence 22.79 feet along the arc of a 30.0 foot radius curve concave Northward (chord bears South 68° 38' 30" West 22.25 feet); thence along the North right-of-way line of 1975 North Street the following courses: North 89° 35' 34" West 158.17 feet; thence 29.97 feet along the arc of a 423.87 foot radius curve concave Southward (chord bears South 88° 22' 55" West 29.96 feet); thence South 86° 21' 23" West 131.80 feet to the intersection of 1975 North Street and 550 West Street; thence 22.29 feet along the arc of a 15.0 foot radius curve concave Northeastward (the chord bears North 51° 04' 28" West 20.29 feet); thence along the East right-of-way line of 550 West Street the following courses: North 08° 30' 18" West 368.35 feet; thence 296.01 feet along the arc of a 320.0 foot radius curve concave Southeastward (the chord bears North 17° 59' 42" East 285.57 feet); thence North 44° 29' 42" East 12.17 feet to the point of beginning.

The basis of bearing is South 88° 40' 00" West along the section line from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

Tax Parcel No.: 19:001:0177

Commencing South 10.2 feet and East 28.28 feet from the North 1/4 Corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 35' 5" West 227.38 feet; thence along a curve to the left (Chord bears: South 88° 23' 24" West 26 feet, Radius = 367.87 feet) Arc length = 26.01 feet; thence South 86° 21' 52" West 131.51 feet; thence along a curve to the left (Chord bears: South 45° 1' 8" West 19.82 feet, Radius = 15 feet) Arc length = 21.65 feet; thence North 3° 52' 8" West 82.8 feet; thence along a curve to the left (Chord bears: South 51° 4' 28" East 20.29 feet, Radius = 15 feet) Arc length = 22.28 feet; thence North 86° 21' 23" East 131.8 feet; thence along a curve to the right (Chord bears: North 88° 28' 28" East 29.96 feet, Radius = 423.87 feet) Arc length = 29.97 feet; thence South 89° 35' 34" East 158.17 feet; thence along a curve to the left (Chord bears: North 68° 38' 30" East 22.25 feet, Radius = 30 feet) Arc Length = 22.79 feet; thence along a curve to the right (Chord bears: South 56° 56' 34" East 97.11 feet, Radius = 50 feet) Arc length = 132.97 feet; thence South 88° 41' 48" West 33.53 feet; thence South 1° 0' 52" East 10.85 feet to Beginning.

Parcel No. : 19:066:0033:

Commencing North 1.56 feet and East 68.63 feet from the North 1/4 corner of Section 36, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88° 34' 30" East 115.6 feet; thence North 87° 30' 39" East 105.91 feet; along a curve to the right (Chord Bears: South 40° 41' 13" East 9.13 feet, Radius = 17108.73 feet) arc length = 9.13 feet; along a curve to the right (Chord bears: South 43° 3' 23" West 84.76 feet, Radius = 58 feet) arc length = 95.04 feet; thence West 99.21 feet; along a curve to the right (Chord bears: North 80° 22' 51" West 8.69 feet, radius = 26 feet) arc length = 8.73 feet; along a curve to the left (Chord bears South 72° 35' 9" West 79.99 feet, radius = 67 feet) arc length = 85.72 feet; along a curve to the right (Chord bears: South 64° 32' 59" West 17.24 feet, radius = 18 feet) arc length = 17.98 feet; thence North 86° 50' 6" West 89.58 feet; along a curve to the left (Chord bears: South 73° 31' 30" West 119.65 feet, radius = 178 feet) arc length = 122.03 feet; along a curve to the right (Chord bears: South 71° 0' 21" West 71.83 feet, radius = 122 feet) arc length = 72.91 feet; thence South 88° 7' 23" West 129.28

feet; along a curve to the left (Chord bears North  $2^{\circ} 32' 47''$  West 89.9 feet, radius = 433 feet) arc length = 90.06 feet; thence North  $8^{\circ} 30' 18''$  West 23.52 feet; along a curve to the right (Chord bears: North  $41^{\circ} 56' 16''$  East 21 feet, radius = 15 feet) arc length = 23.26 feet; thence North  $86^{\circ} 21' 52''$  East 131.51 feet; along a curve to the right (Chord bears: North  $88^{\circ} 23' 24''$  East 26 feet, radius = 367.87 feet) arc length = 26.01 feet; thence South  $89^{\circ} 35' 5''$  East 227.38 feet; thence North  $1^{\circ} 0' 52''$  West 10.85 feet; thence North  $88^{\circ} 41' 48''$  East 40.55 feet to Beginning.

The following is shown for information purposes only: 19:001:0083, 19:001:0177. 19:066:0033