

FOUNDERS TITLE COMPANY NO. F-80567UT

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

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.

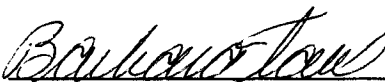
WITNESS, the hand(s) of said Grantor(s), this 22nd day of November, 2010.

BBT Real Estate, LLC

  
By: 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 D. BROWN, Managing  
Member of BBT 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 BBT Real Estate, LLC.

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



**LEGAL DESCRIPTION  
EXHIBIT "A"**

Parcel No. 19:069:0026:

The following described real property located in Utah County, Utah:

Beginning at a point on the South right-of-way line of 1940 North Street which point is also South  $10^{\circ} 03' 51''$  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 South  $01^{\circ} 12' 27''$  East 584.12 feet; thence South  $88^{\circ} 59' 08''$  West 53.88 feet to a point on the North line of 1800 North Street; thence along said North line of 1800 North Street; North  $85^{\circ} 44' 51''$  West 368.21 feet; thence along the arc of a 20.00-foot radius curve to the right 30.82 feet (Central angle =  $88^{\circ} 17' 32''$ , chord bears North  $41^{\circ} 36' 05''$  West 27.86 feet); to the Easterly right-of-way line of 550 West Street; thence North  $02^{\circ} 32' 41''$  East along said right-of-way line 310.66 feet; thence along said right-of-way along a 367.00-foot radius curve to the right 26.75 feet (Central angle =  $04^{\circ} 10' 34''$ , chord bears North  $04^{\circ} 37' 57''$  East 26.74 feet); thence North  $06^{\circ} 43' 13''$  East along said right-of-way 143.35 feet to a point on the South right-of-way of 1940 North Street; thence following along said South right-of-way line the following four (4) courses and distances: North  $88^{\circ} 07' 23''$  East 137.02 feet to a 178.00-foot radius curve to the left 106.37 feet along the curve (Central angle =  $34^{\circ} 14' 20''$ , chord bears North  $71^{\circ} 00' 13''$  East 104.79 feet) to a point of reverse curvature of a 122.00-foot radius curve to the right 83.64 feet along the arc of said curve (Central angle =  $39^{\circ} 16' 51''$ , chord bears North  $73^{\circ} 31' 28''$  East 82.01 feet), South  $86^{\circ} 50' 06''$  East 79.98 feet to the point of beginning.

NOTE: Basis of bearing for description is North  $06^{\circ} 57' 02''$  East from the North quarter corner of said Section 36, to the triangulation cone on Mt. Timpanogos.

SUBJECT TO AND TOGETHER with the following described easements as contained in Warranty Deed, recorded January 8, 2002, as Entry No. 2551:2002:

**EASEMENT NO. 1**

Beginning on the South right-of-way of 1940 North Street which point is also South  $10^{\circ} 03' 51''$  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  $86^{\circ} 50' 06''$  East 12.96 feet to the point on a 12.00-foot radius curve to the right; thence along the arc of said curve 12.48 feet (Central angle =  $59^{\circ} 34' 50''$ , chord bears South  $57^{\circ} 02' 41''$  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 =  $47^{\circ} 27' 22''$ , chord bears South  $50^{\circ} 58' 57''$  East 53.92 feet); thence leaving said right-of-way line South  $00^{\circ} 04' 00''$  West 32.00 feet; thence South  $88^{\circ} 47' 33''$  West 63.24 feet; thence North  $01^{\circ} 12' 27''$  West 74.50 feet to the point of beginning.

**EASEMENT NO. 2**

Beginning at a point on the North right-of-way line of 1800 North Street which point is also South  $03^{\circ} 20' 01''$  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  $01^{\circ} 12' 27''$  West 64.23 feet; thence North  $88^{\circ} 51' 24''$  East 60.00 feet; thence South  $01^{\circ} 12' 27''$  East 64.93 feet; thence South  $88^{\circ} 59' 08''$  West 53.88 feet; thence North  $85^{\circ} 44' 51''$  West 6.15 feet to the point of beginning.

The following is shown for information purposes only: 19:069:0026