

HOLBROOK Farms
505 East 300 North
Lehi, Utah 84043

ENT 49987 BK 3204 PG 387
NINA B REID UTAH CO RECORDER BY MB
1993 JUL 27 3:32 PM FEE 10.00
RECORDED FOR SECURITY TITLE AND ABSTRACT

Property #516-3013-60

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to Holbrook Farms, a general partnership, GRANTEE, of Lehi, County of Utah, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Utah, State of Utah, and more particularly described as follows:

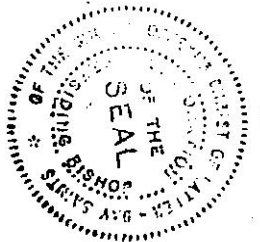
See Exhibit "A" attached hereto and by reference herein made a part hereof.

The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

Grantor quit claims to grantee the following described water right without warranties to wit: 8 shares of Utah Lake Distributing Company, Gardner District, water stock and 35 shares of Utah Lake Distributing Company, Saratoga District, water stock

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 4th day of May, 1993.



CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: [Signature]
Authorized Agent

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 4th day of May, 1993, personally appeared before me Ted D. Simmons personally known to me to be the authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, who acknowledged to me that he signed the foregoing instrument as authorized agent for the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said corporation, and the said Ted D. Simmons acknowledged to me that the said corporation executed the same.



Terry F. Reed
Notary Public in and for the
State of Utah

EXHIBIT "A"

The land referred to in this commitment is situated in the County of Utah, State of Utah and is described as follows:

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Parcel No.

Beginning 990 feet East from the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 14, Township 5 South, Range 1 West of the Salt Lake Base and Meridian; thence East 330 feet; thence North 1320 feet; thence West 330 feet; thence South 1320 feet to the place of beginning.

EXCEPTING the following described tract, used as a canal right-of-way:

Beginning 624 feet North and 990 feet East from the Southwest corner of the Northwest quarter of the Northeast quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Said point being on the center line of canal; thence a strip of land 2 rods wide, extending 1 1/4 rods to the right and 3/4 rods to the left of the center line of canal described as follows: South 86° 44' East 200 feet; thence North 71° 30' East 139 feet to the 40 acre line.

Parcel No. 2:

Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of above mentioned Section 14; thence East 100.0 feet; thence North 25° 31' East 212 feet from and parallel to the center line of a canal; thence South 74° 09' East 700 feet; thence East 125 feet; thence North 1320 feet; thence West 990 feet; thence South 1320 feet to the place of beginning.

EXCEPTING the following described tract used as a right-of-way for a canal:

Beginning 106 feet North and 370 feet East from the Southwest corner of the Northwest quarter of the Northeast quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; said point being on the center line of the Utah Lake Irrigation Company's canal; thence a strip of land 2 rods wide extending 3/4 rod to the left and 1 1/4 rod to the right from the center line of canal described as follows: North 38° 29' East 236 feet; North 88° 39' East 100 feet; North 48° 19' East 500 feet.

Parcel No. 3:

Commencing at the South Quarter Section Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 0° 16' East 23.18 feet; thence North 74° 27' East 1375.04 feet; thence South 0° 13' East 386.75 feet; thence South 89° 47' West along the section line a distance of 1326.30 feet to the point of beginning.