

FOUNDERS TITLE COMPANY NO. F-87690UT

ENT 81561:2015 PG 1 of 6
Jeffery Smith
Utah County Recorder
2015 Sep 04 12:12 PM FEE 21.00 BY SS
RECORDED FOR Founders Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
Barber Brothers Springville, LLC
3098 Highland Drive, Suite 325
Salt Lake City, Utah 84106

SPECIAL WARRANTY DEED

Barber Brothers, LLC, a Utah Limited Liability Company Grantor,
of Salt Lake City, County of Salt Lake, State of Utah, hereby

CONVEY and WARRANT only as against all claiming by, through or under it to

Barber Brothers Springville, LLC, a Utah limited liability company, as to an undivided 80% interest, Grantee
of 442 South 1750 West, Springville, Utah for the sum of

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

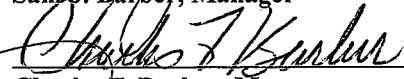
See Attached Exhibit "A"

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for
the year 2015 and thereafter.

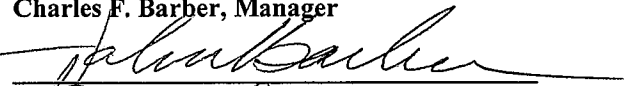
WITNESS, the hand(s) of said Grantor(s), this 3rd day of September, 2015.



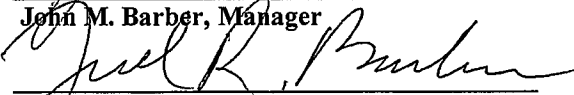
Sam J. Barber, Manager



Charles F. Barber, Manager



John M. Barber, Manager

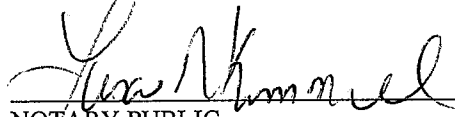


Fred R. Barber, Manager

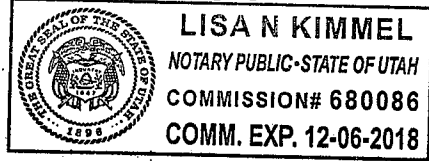
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF)

On the 3rd day of September 2015, before me, the undersigned Notary Public, personally appeared Sam J. Barber, known to me to be the member or designated agent of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



NOTARY PUBLIC



My Commission Expires: 12-06-2018

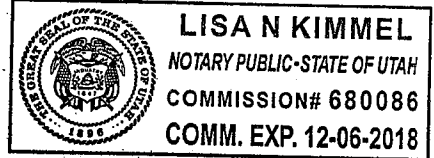
Residing at: Salt Lake City, Utah

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake)

On the 3 day of **September 2015**, before me, the undersigned Notary Public, personally appeared **Charles F. Barber**, known to me to be the member or designated agent of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Lisa N Kimmel
NOTARY PUBLIC



My Commission Expires: _____

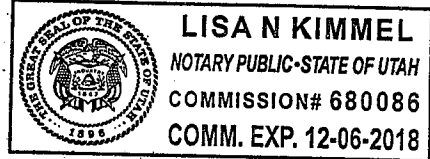
Residing at: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake)

On the 3 day of **September 2015**, before me, the undersigned Notary Public, personally appeared **John M. Barber**, known to me to be the member or designated agent of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Lisa N Kimmel
NOTARY PUBLIC



My Commission Expires: _____

Residing at: _____

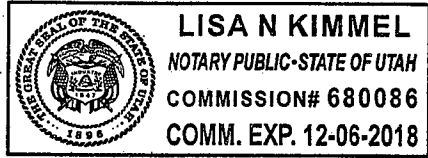
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF *Salt Lake*)

On the 3 day of **September 2015**, before me, the undersigned Notary Public, personally appeared **Fred R. Barber**, known to me to be the member or designated agent of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Lisa N Kimmel

NOTARY PUBLIC
My Commission Expires: _____



Residing at: _____

**LEGAL DESCRIPTION
EXHIBIT "A"**

Parcel 1:

A Portion of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, located in Springville, Utah, more particularly described as follows:

Beginning at a point on the Northerly right-of-way line of a 500 South/Frontage Road (1950 West) as shown and described on a street dedication Plat recorded as Entry No. 2566:01, Map #8895, according to the Official Records of Utah County, said point being located North 89°11'58" East along the Section line 574.56 feet and North 479.12 feet from the South Quarter Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°47'16" East 166.32 feet; thence West 44.64 feet; thence North 41°28'09" East 74.61 feet; thence Northeasterly along the Arc of a 140.00 foot radius non-tangent curve to the left (radius bears: North 49°52'21" West) 97.17 feet through a Central Angle of 39°46'00" (chord: North 20°14'39" East 95.23 feet); thence North 00°21'39" East 3.32 feet to the Southerly right-of-way line of State Road 77 (400 South), the previous 3 (three) courses along said frontage road; thence South 89°37'10" East 216.44 feet along State Road 77; thence along the Arc of a 28.50 foot radius curve to the right 44.73 feet through a Central Angle of 89°55'06" (chord: South 44°39'30" East 40.28 feet); thence South 00°18'03" West 275.58 feet, the Previous 2 (two) courses along a street dedication of 1750 West recorded as Entry No. 2056:2001, Map #8892, according to the Official records of Utah County; thence along a street dedication of a new frontage road recorded as Entry No. 2566:2001, Map #8895, the following 3 (three) courses; thence along the Arc of a 13.00 foot radius curve to the right 20.53 feet through a Central Angle of 90°29'13" (chord: South 45°32'39" West 18.46 feet); thence North 89°12'44" West 270.18 feet to the point of beginning.

Less and Excepting from Parcel 1, that portion of subject property conveyed by that certain Warranty Deed recorded October 14, 2009 as Entry No. 108766-2009 of Official Records, being a parcel of land in fee, being part of an entire tract of property, situate in the Southeast Quarter of the Southeast Quarter of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, and Described as follows:

Beginning at a point 800.58 feet North 0°16'02" West along the section line and 825.92 feet East from the South quarter corner of said Section 31; and running thence S37°13'01"E 61.27 feet; thence N00°18'03"E 20.08 feet to a point on a 28.5 foot radius curve to the left; thence 40.35 feet along said curve the chord of which bears N44°39'34"W for 40.28 feet; thence N89°37'10"W 8.85 feet to the point of beginning.

Parcel 2:

Together with those rights accrued under that certain Amended and Restated Reciprocal Easement Agreement recorded on June 17, 2003, as Entry No. 91359:2003 of Official Records, and in that certain First Amendment to Amended and Restated Reciprocal Easement Agreement recorded on November 7, 2007, as Entry No. 158830:2007 of Official Records.

All Grantors as to an undivided 80% interest

The following is shown for information purposes only: Tax Parcel No. 23:030:0084