

Property #509-0806

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 BUCKSKIN LAND & LIVESTOCK, L.L.C., GRANTEE, of 7450 South Greer Lane, Sandy, County of Salt Lake, 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:

Tract 3:
See Exhibit "A" attached hereto and by reference herein made a part hereof.

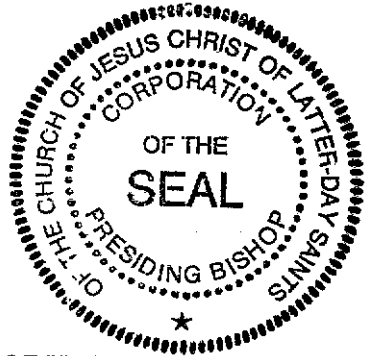
Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

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.

Together with all appurtenant water in Strawberry Water Users.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 2nd day of August, 1999.

FIRST AMERICAN TITLE
NCM# 16467



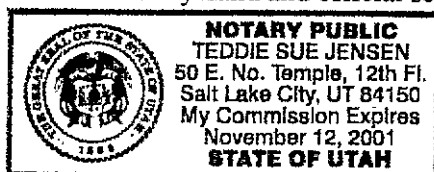
CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

By: [Signature]
Authorized Agent

STATE OF UTAH)
) :SS
COUNTY OF SALT LAKE)

On this 2nd day of August, 1999, personally appeared before me Clinton R. Gurney, personally known to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before 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 that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



[Signature]
Notary Public for the State of Utah

Form No. 1344-A (1982)
ALTA Plain Language Commitment

Order No. 00016467

PARCEL 1:

Beginning at a point located North $0^{\circ}26'25''$ West along the quarter Section line 1385.69 feet from the South quarter corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South $89^{\circ}13'10''$ West 266.57 feet to an existing fence line; thence North $0^{\circ}41'59''$ East along a fence line 1260.69 feet; thence South $89^{\circ}29'51''$ West along a fence line 498.73 feet to the Easterly line of 5350 West Street; thence North $26^{\circ}25'52''$ East along said Street 21.99 feet; thence North $89^{\circ}29'51''$ East along a fence line 724.62 feet; thence South $1^{\circ}02'25''$ East along a fence line 163.14 feet; thence South $89^{\circ}21'36''$ East along a fence line 679.10 feet to the Westerly right-of-way line of the Union Pacific Railroad; thence South $6^{\circ}0'14''$ West along said right-of-way 1106.61 feet; thence South $89^{\circ}13'10''$ West along a fence line, and extension thereof, 549.88 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the Easterly right-of-way line of the Union Pacific Railroad located North $0^{\circ}26'25''$ West along the quarter Section line 1752.84 feet and East 671.25 feet from the South quarter corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North $6^{\circ}03'14''$ East along said right-of-way 743.15 feet; thence North $89^{\circ}51'00''$ East along a fence line 106.86 feet; thence South $5^{\circ}25'00''$ East along a fence line 359.04 feet; thence South $5^{\circ}55'00''$ East along a fence line 409.12 feet; thence North $84^{\circ}31'00''$ West along a fence line 262.50 feet to the point of beginning.