

WHEN RECORDED, MAIL TO:  
Suburban Land Reserve, Inc.  
79 South Main Street, Suite 500  
Salt Lake City, Utah 84111  
Attn: Steve Romney/Thane Smith

ENT 26825:2014 PG 1 of 6  
Jeffery Smith  
Utah County Recorder  
2014 Apr 23 02:11 PM FEE 23.00 BY EO  
RECORDED FOR First American Title Insurance  
ELECTRONICALLY RECORDED

NCS 665817

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## SPECIAL WARRANTY DEED

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to **SUBURBAN LAND RESERVE, INC.**, a Utah corporation, as Grantee, the real property located in Utah County, Utah, described as follows:

See attached Exhibit A, incorporated by reference to this document.

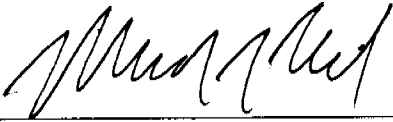
SUBJECT TO current taxes and assessments, zoning laws, rules and regulations, and to the reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record or enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) 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 Property, and (iii) all subsurface rights of any and all kinds to the extent not including in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22<sup>nd</sup> day of April, 2014.

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

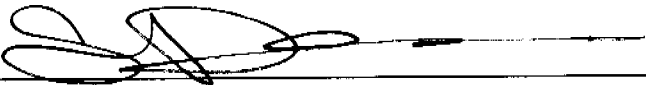
By:   
Name: Mark B. Gibbons *dyr*  
Its: Authorized Agent

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE    )

On this 22 day of April, 2014 personally appeared before me Mark B. Gibbons, personally known to me to be an 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.



  
Notary Public for the  
State of Utah

**EXHIBIT A**

[LEGAL DESCRIPTION OF THE PROPERTY]



Engineers &  
Surveyors

LEGAL DESCRIPTIONS  
PREPARED FOR  
**SUBURBAN LAND RESERVE, INC.**  
SARATOGA SPRINGS, UTAH  
(April 17, 2014)

**PROPERTY DESCRIPTIONS**

**PARCEL #1**

A PORTION OF SECTIONS 14, 15, & 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°48'52"E ALONG THE 1/4 SECTION LINE 2,603.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (STATE ROAD 68); THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 6 (SIX) COURSES: S0°22'55"W 32.71 FEET; THENCE N89°56'27"E 5.00 FEET; THENCE S0°22'55"W 3,095.58 FEET; THENCE S0°34'22"E 420.06 FEET; THENCE S0°22'56"W 347.04 FEET; THENCE S0°35'13"W 91.88 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NW1/4 OF SECTION 23; THENCE N89°57'11"W ALONG THE 40 ACRE (1/16<sup>TH</sup>) SECTION LINE 1,015.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 1775.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N23°51'50"E) 1097.28 FEET THROUGH A CENTRAL ANGLE OF 35°25'10" (CHORD: N48°25'36"W 1079.89 FEET); THENCE N30°43'02"W 475.40 FEET; THENCE N75°43'02"W 77.78 FEET; THENCE N30°43'02"W 138.00 FEET; THENCE N14°16'58"E 77.78 FEET; THENCE N30°43'02"W 1282.00 FEET; THENCE N75°43'02"W 77.78 FEET; THENCE N30°43'02"W 121.00 FEET; THENCE N14°16'58"E 77.78 FEET; THENCE N30°43'02"W 679.73 FEET; THENCE ALONG THE ARC OF A 3225.00 FOOT RADIUS CURVE TO THE LEFT 108.34 FEET THROUGH A CENTRAL ANGLE OF 1°55'29" (CHORD: N31°40'47"W 108.33 FEET); THENCE S36°42'37"W 15.67 FEET; THENCE N53°15'42"W 36.00 FEET; THENCE N36°44'29"E 28.97 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3225.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S56°40'35"W) 89.93 FEET THROUGH A CENTRAL ANGLE OF 1°35'52" (CHORD: N34°07'21"W 89.93 FEET); THENCE S54°36'28"W 8.74 FEET; THENCE N35°23'32"W 53.00 FEET; THENCE N54°36'28"E 8.74 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3225.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S54°08'13"W) 538.37 FEET THROUGH A CENTRAL ANGLE OF 9°33'53" (CHORD: N40°38'44"W 537.74 FEET); THENCE N89°10'38"W 80.30 FEET; THENCE N47°17'55"W 91.00 FEET; THENCE N5°39'03"W 40.67 FEET TO THE QUARTER SECTION LINE; THENCE N89°57'37"E ALONG THE QUARTER SECTION LINE 1385.28 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±236.37 ACRES

Cky JRI/JJB 22 April 2014

Services Include:

- Engineering  
Civil  
Structural
- Surveying
- Land Planning

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 • P: 801.798.0555 • F 801.798.9393  
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Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 • P: 208.846.9600 • F208.846.9605

**PARCEL #2**

ALL OF THAT REAL PROPERTY DESCRIBED IN DEEDS ENTRY NO. 4301:1958 AND 775:1976 TOGETHER WITH THAT AGREEMENT DESCRIBED IN DEED ENTRY NO. 25927:2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 23, 24, 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD AS DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LOCATED N89°57'40"W ALONG THE QUARTER SECTION LINE 2544.12 FEET AND NORTH 2354.87 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B.&M.; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING ELEVEN (11) COURSES: N0°11'59"E 113.98 FEET; THENCE N0°36'45"W 150.49 FEET; THENCE N0°21'00"W 421.79 FEET; THENCE N1°18'54"W 99.88 FEET; THENCE N0°02'14"E 502.21 FEET; THENCE N0°24'29"W 173.55 FEET; THENCE N1°17'53"W 173.55 FEET; THENCE N1°03'25"W 423.38 FEET; THENCE N1°16'24"W 180.50 FEET; THENCE N0°38'53"W 180.78 FEET; THENCE N0°08'09"E 533.35 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THAT BOUNDARY LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 17379:1993 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING FOUR (4) COURSES: S89°46'19"E 876.93 FEET; THENCE S89°38'40"E 389.95 FEET; THENCE N0°15'57"E 905.82 FEET; THENCE N89°31'22"W 32.72 FEET TO THE WEST LINE OF GOVERNMENT LOT 2, SECTION 23, T5S, R1W, SLB&M; THENCE N0°22'04"W ALONG THE WEST LINE OF SAID LOT 2, 257.08 FEET TO THE SOUTH LINE PIONEER CROSSING ACCORDING TO THE OFFICIAL MAPS THEREOF; THENCE ALONG THE SOUTH LINE OF PIONEER CROSSING AND THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 35015:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 1,400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S0°03'58"W) 282.57 FEET THROUGH A CENTRAL ANGLE OF 11°33'52" (CHORD: S84°09'06"E 282.09 FEET); THENCE S77°12'47"E 545.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1,161.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N11°37'50"E) 151.16 FEET THROUGH A CENTRAL ANGLE OF 7°27'35" (CHORD: S82°05'57"E 151.05 FEET); THENCE S16°37'01"W 113.17 FEET; THENCE S6°16'31"E 143.75 FEET; THENCE S40°15'03"E 199.57 FEET; THENCE S52°15'00"E 326.50 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE S60°15'43"E 271.14 FEET; THENCE S13°20'52"W 150.65 FEET; THENCE S42°43'56"W 159.53 FEET; THENCE S20°23'15"W 180.74 FEET; THENCE S12°40'30"E 257.32 FEET; THENCE S38°30'26"E 446.67 FEET; THENCE S32°44'40"E 135.96 FEET; THENCE S50°30'29"E 240.72 FEET; THENCE S64°50'35"E 70.79 FEET; THENCE S28°30'43"E 128.54 FEET; THENCE S3°51'58"E 124.82 FEET; THENCE S17°06'35"W 75.45 FEET; THENCE S26°49'30"E 144.48 FEET; THENCE S11°14'54"E 99.00 FEET; THENCE S1°25'50"W 228.24 FEET; THENCE S5°51'50"E 265.23 FEET; THENCE S36°31'03"W 221.75 FEET; THENCE S11°52'35"W 207.96 FEET; THENCE S17°28'58"E 200.11 FEET; THENCE S71°09'38"E 381.70 FEET; THENCE N83°49'20"E 241.90 FEET; THENCE N80°53'56"E 338.24 FEET; THENCE S63°16'27"E 141.94 FEET; THENCE S86°19'21"E 148.71 FEET; THENCE S31°07'21"E 155.89 FEET; THENCE S37°31'09"E 248.04 FEET TO THE WESTERLY LINE OF SARATOGA DRIVE AS DEFINED BY DEED ENTRY NO. 5782:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: S26°08'49"W 296.68 FEET; THENCE S13°04'08"W 32.63 FEET; THENCE N86°30'00"W 2219.49 FEET; THENCE N55°57'07"W 382.43 FEET; THENCE N86°30'00"W 2047.63 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±272.14 ACRES

Cky JKJ/JJB 22 April 2014

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**PARCEL #3**

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17121:1992 TOGETHER WITH THAT AGREEMENT DESCRIBED IN DEED ENTRY NO. 25927:2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 596.37 FEET; THENCE N1°09'44"E 242.17 FEET; THENCE S89°55'54"W 310.00 FEET; THENCE S1°09'44"W 241.59 FEET TO A POINT ON THE QUARTER SECTION LINE; THENCE N89°57'40"W ALONG THE QUARTER SECTION LINE 1,725.61 FEET; THENCE N0°34'23"E 248.58 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 79200:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) COURSES: S89°42'55"E 32.49 FEET; THENCE N4°21'40"E 360.80 FEET; THENCE N1°30'41"E 182.07 FEET; THENCE N0°32'52"E 565.49 FEET; THENCE N0°54'50"E 565.12 FEET; THENCE N1°18'07"E 244.64 FEET; THENCE N0°11'59"E 189.56 FEET; THENCE S86°30'00"E 2047.63 FEET; THENCE S55°57'07"E 382.43 FEET; THENCE S86°30'00"E 2219.49 FEET TO THE WESTERLY LINE OF SARATOGA DRIVE AS DEFINED BY DEED ENTRY NO. 5782:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: THENCE S13°04'08"W 13.74 FEET; THENCE S19°25'47"W 1,979.72 FEET TO THE INTERSECTION WITH THE EAST-WEST QUARTER SECTION LINE OF SECTION 25, T5S, R1W, SLB&M; THENCE S89°55'58"W ALONG SAID QUARTER SECTION LINE 1,370.25 FEET TO THE POINT OF BEGINNING.

*Cky JR/JJB 22 April 2014*

CONTAINS: ±207.48 ACRES

**PARCEL #4**

ALL OF THAT REAL PROPERTY KNOWN AS PARCEL #2, SARATOGA DRIVE CHURCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 140578:2004, MAP NO. 10844 TOGETHER WITH THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 72399:1994 IN THE OFFICIAL RECORDS OF UTAH COUNTY, LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 91623:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTIONS 25 & 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PARCEL #2, SARATOGA DRIVE CHURCH SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY NO. 140578:2004, MAP NO. 10844 LOCATED S0°33'18"W ALONG THE SECTION LINE 33.94 FEET FROM THE EAST 1/4 CORNER OF SECTION 26, T5S, R1W, S.L.B. & M.; THENCE ALONG SAID PARCEL #2 THE FOLLOWING NINE (9) COURSES: N89°56'07"E 1,352.69 FEET; THENCE S19°21'26"W 886.43 FEET; THENCE S86°28'54"W 1,066.18 FEET; THENCE S3°31'06"E 374.34 FEET; THENCE S2°54'37"W 348.75 FEET; THENCE S21°58'07"W 403.00 FEET; THENCE S34°00'07"W 223.27 FEET; THENCE S0°41'07"W 180.00 FEET; THENCE S55°45'07"W 719.98 FEET TO THE NORTH LINE OF SARATOGA SPRINGS NO. 3 SUBDIVISION; THENCE S89°57'59"W ALONG THE NORTH LINE OF SARATOGA SPRINGS NO. 3 AND NO. 2 SUBDIVISIONS 1,751.96 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD (SR-68) ACCORDING TO THE OFFICIAL MAPS THEREOF AND AS DESCRIBED IN DEED ENTRY NO. 91623:2009 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: NORTHWESTERLY ALONG THE ARC OF A 9,940.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N88°51'47"E) 307.55 FEET THROUGH A CENTRAL ANGLE OF 1°46'22" (CHORD: N0°15'02"W 307.54 FEET); THENCE N0°38'09"E 2,456.88 FEET TO THE NORTH LINE OF SAID PARCEL #2; THENCE N89°56'07"E ALONG SAID NORTH LINE 2,598.98 FEET TO THE POINT OF BEGINNING.

*Cky JR/JJB 22 April 2014*

CONTAINS: ±181.93 ACRES

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**Parcel #1:** Tax Parcel Nos. 58-035-0068, 58-032-0011, 58-032-0122, 58-032-0013, 58-033-0009

**Parcel #2:** Tax Parcel Nos. 58-035-0080, 58-037-0051, 58-035-0071, 58-035-0070, 58-038-0013

**Parcel #3:** Tax Parcel Nos. 58-038-0030, 58-037-0010

**Parcel #4:** Tax Parcel Nos. 66-058-0007, 58-041-0185