

WHEN RECORDED, MAIL TO:  
KPB LAND, LLC  
126 SOUTH 140 WEST  
LINDON, UT 84042

Escrow No. 23706

## **SPECIAL WARRANTY DEED**

**NORTON INVESTMENT COMPANY, L.C.,** grantor(s)  
of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY(s) and WARRANT(s) against all  
claiming by, through or under it to

**KPB LAND, LLC, a Utah limited liability company,** grantee(s)  
of Lindon, County of Utah, State of 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, to-wit:

**COMMENCING AT A POINT LOCATED SOUTH 2.95 FEET AND EAST 1531.53 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 00 DEG. 19' 08" WEST 1779.14 FEET; NORTH 89 DEG. 22' 26" EAST 406.47 FEET, SOUTH 01 DEG. 01' 20" EAST 480.54 FEET, NORTH 87 DEG. 26' 13" EAST 115.49 FEET; SOUTH 01 DEG. 07' 38" EAST 399.83 FEET; NORTH 87 DEG. 30' 24" WEST 108.73 FEET; SOUTH 00 DEG. 08' 30" EAST 916.03 FEET; NORTH 89 DEG. 37' 15" WEST 421.99 FEET TO THE POINT OF BEGINNING.**

**LESS AND EXCEPTING THEREFROM THOSE LANDS CONVEYED TO PLEASANT GROVE CITY BY THAT CERTAIN QUIT CLAIM DEED RECORDED DECEMBER 18, 2006 AS ENTRY NO. 170285:2006 OF OFFICIAL RECORDS.**

**ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:  
COMMENCING SOUTH 2.95 FEET & EAST 1531.53 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; THENCE NORTH 0 DEG 19' 8" WEST 334.39 FEET;  
THENCE ALONG A CURVE TO LEFT (CHORD BEARS: SOUTH 34 DEG 15' 45" EAST 272.84 FEET, RADIUS = 2056 FEET) ARC LENGTH = 273.04 FEET; THENCE SOUTH 2 DEG 51' 9" WEST 48.24 FEET; THENCE ALONG A CURVE TO LEFT (CHORD BEARS: SOUTH 42 DEG 48' 24" WEST 83.59 FEET, RADIUS = 391 FEET) ARC LENGTH = 83.75 FEET; THENCE N 89 DEG 37' 15" WEST 92.53 FEET TO THE POINT OF BEGINNING.**

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING:  
COMMENCING SOUTH 603.02 FEET AND WEST 1033.45 FEET FROM THE  
NORTH ¼ CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST,  
SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88 DEG. 10'0" WEST 91.8  
FEET; THENCE SOUTH 0 DEG. 19'0" EAST 302.43 FEET; THENCE NORTH 89  
DEG. 16'0" EAST 90.4 FEET; THENCE NORTH 0 DEG. 4'0" WEST 298.33 FEET TO  
THE BEGINNING.

Tax ID# 14-055-0112

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of  
record or enforceable in law and equity and taxes for the year 2013 and each year thereafter.

WITNESS the hand(s) of said grantor(s), this 31st day of January, 2013.

NORTON INVESTMENT COMPANY, L.C.

*[Handwritten Signature]*  
BY: A. DENNIS NORTON, Manager

STATE OF UTAH

COUNTY OF UTAH

} SS.

On the 31st day of January, 2013, personally appeared before me A. DENNIS NORTON, who  
being by me duly sworn did say for himself/herself that he/she is the Manager of NORTON  
INVESTMENT COMPANY, L.C., a Utah limited liability company, and that the within and foregoing  
instrument was signed on behalf of said company by authority of its articles of organization and duly  
acknowledged to me that said company executed the same.

My Commission Expires:

*[Handwritten Signature]*  
Notary Public.

