

8922319

8922319  
12/11/2003 04:39 PM 14.00  
Book - 8922 Pg - 7888-7890  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
LANDMARK TITLE  
BY: ZJM, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:

Hamilton Land & Livestock, LTD  
4850 West 13400 South  
Riverton, Utah 84065

Property No. 508-9026

**SPECIAL WARRANTY DEED**

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to HAMILTON LAND & LIVESTOCK, LTD., a Utah limited partnership, whose address is 4850 West 13400 South, Riverton, Utah 84065, Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

See legal description on Exhibit "A" attached hereto and incorporated by reference herein.

Assessor Parcel Numbers 27-28-301-004, 27-28-301-002, 27-28-326-008, 27-29-427-003

RESERVING unto the Grantor 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 geothermal energy on, and other energy rights on, in or under the above-described land (the "Mineral Estate"), provided that Grantor does not reserve the right to enter upon or use the surface or any part of the subject lands above a depth of 500 feet below the surface in connection with the Mineral Estate reserved by this instrument.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, and subject to all easements, claims of easements, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other matters appearing of record (but excluding any mortgages, trust deeds, or other liens securing monetary obligations).

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants arising or to arise by statute or otherwise, express or implied.

Grantor does not convey any water rights by this instrument. All water rights conveyed in this transaction will be conveyed by a separate instrument that expressly mentions the water rights conveyed by written description, and Grantor reserves all water rights not expressly conveyed in the separate instrument.

"Rollback Tax" means a tax imposed on the within property under the Farmland Assessment Act (Greenbelt, title 59, chapter 2, part 5 of Utah Code) because of (1) this conveyance or (2) grantees' change

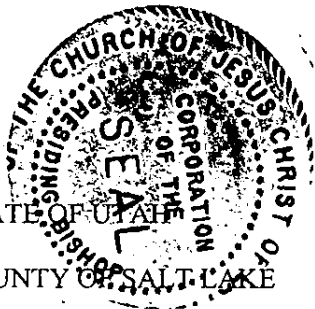
of use of the property or (3) grantees' omission to promptly apply for continuation of Greenbelt assessment. By accepting this conveyance, grantees covenant and agree to pay any Rollback Tax. This conveyance is subject to the lien of any Rollback Tax.

Grantor conveys all easements, rights-of-way or appurtenances used in connection with the beneficial operation, use and enjoyment of the described real property, together with all rights of Grantor in and to streets, sidewalks, alleys, driveways, gores, strips, parking areas and areas adjacent thereto or used in connection therewith, and any land lying in the bed of any existing or proposed street adjacent to the described real property.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 10 day of December, 2003.

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

STATE OF UTAH )  
COUNTY OF SALT LAKE )  
: ss



By: Craig J. Hunt  
Authorized Agent

On this 10 day of December, 2003, personally appeared before me Craig J. Hunt, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation Sole, who acknowledged to me that he signed the foregoing instrument as Authorized Agent for said Corporation, that the seal impressed on the within instrument is the seal of said corporation, and the said signer acknowledged to me that the said Corporation executed the same.

Bruce Findlay  
Notary Public

My commission expires:

Residing at: \_\_\_\_\_

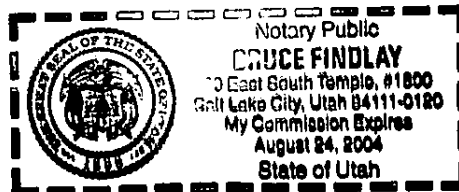


EXHIBIT "A"

Beginning at the West Quarter Corner of Section 28, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence S89°42'41"E along the Southerly Boundary Line of Victorian Station Plat 11, 34.44 feet; thence S89°42'41"E along the Southerly Boundary Line of Victorian Station Plat 10, 464.30 feet; thence S89°42'41"E along the Southerly Boundary Line of Victorian Station Plat 9, 822.02 feet; thence S89°42'41"E along the Southerly Boundary Line of Victorian Station Plat 8, 464.30 feet; thence S89°42'41"E along the Southerly Boundary Line of Victorian Station Plat 7, 376.03 feet to the Northwest Corner of the 2700 West Street Church Subdivision; thence along the Boundary Line of said 2700 West Street Church Subdivision the following three courses: (1) thence S00°12'18"W, 335.00 feet; (2) thence S89°42'41"E, 200.00 feet; (3) thence S00°12'18"W, 64.41 feet; thence West, 39.34 feet; thence South, 29.93 feet; thence S89°47'43"E, 19.24 feet; thence S00°12'17"W, 65.82 feet; thence West, 32.07 feet; thence South, 274.10 feet; thence East, 298.09 feet; thence S00°12'17"W, 62.75 feet; thence West, 459.80 feet; thence N89°54'00"W, 411.45 feet; thence S00°19'22"W, 171.25 feet; thence N89°47'43"W, 679.40 feet; thence S00°12'17"W, 4.32 feet to the Northeast Corner of Elm Meadows No. 2 Subdivision; thence N89°46'26"W along the Northerly Boundary Line and the extension of said Elm Meadow No. 2 Subdivision, 1056.13 feet to the Section Line; thence S00°09'02"W along the Section Line, 338.85 feet to the Northeast Corner of Sunset Downs II Subdivision; thence N89°46'06"W along the Northerly Boundary Line of said Sunset Downs II Subdivision, 684.92 feet to the Easterly Boundary Line of the Utah Lake Distribution Canal; thence N23°25'06"W along said Easterly Boundary Line, 532.23 feet; thence N09°42'25"W along said Easterly Boundary Line, 877.71 feet to the Southwest Corner of Victorian Station Plat 11; thence S89°42'50"E along the Southerly Boundary Line of said Victorian Station, 1048.00 feet to the point of beginning.  
Contains 78.774 Acres