

Prepared by and return to:  
Lance A. Dunkley  
Kirton & McConkie  
60 E. South Temple, Suite 1800  
Salt Lake City, UT 84111

Tax statements to be sent to:  
Property Reserve, Inc.  
c/o Roger Child (PN: 591-8088)  
5 Triad Center, Suite 650  
Salt Lake City, UT 84180

Tax ID No: See Exhibit "A"

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**SPECIAL WARRANTY DEED**

(PN: 591-8088)

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, Grantor, with its principal office located at 50 East North Temple, Salt Lake City, Utah 84150, hereby conveys and warrants only against all claiming by, through or under it, to PROPERTY RESERVE, INC., a Utah nonprofit corporation, Grantee, of 5 Triad Center, Suite 650, Salt Lake City, Utah 84180, for no consideration, the following parcels of real property located in Utah County, State of Utah, and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto, including, but not limited to easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the real property described on Exhibit "A," and all of Grantor's interest in and to oil, gas, geothermal, water and mineral rights, wells, all water rights appurtenant to said real property described on Exhibit "A," and all of Grantor's interest in and to any land lying in the bed of any body of water, waterway or public street, public road or public avenue in front of or adjoining the land, to have and to hold, the same in fee simple forever.

As to the immediate Grantee only and not any successor thereof, Grantor hereby warrants that the property conveyed herewith is free from any and all liens, easements, rights, reservations, covenants, conditions, restrictions or other encumbrances, excepting only: (i) nondelinquent liens for taxes or assessments; (ii) those exceptions to coverage shown on Schedule B of that certain policy of title insurance number 9833-E issued by Valley Title Company, referenced in that certain Warranty Deed recorded in the Utah County Recorder's Office July 3, 1980 as Entry No. 22622 in Book 1844 at Page 579 as to Parcel 2; and (iii) those exceptions to coverage shown on Schedule B of that certain policy of title insurance number 29860 issued by Security Title and Abstract Company, referenced in that certain Warranty Deed recorded in the Utah County Recorder's Office June 13, 1977 as Entry No. 18082 in Book 1558 at Page 308 as to Parcels 3 through 5.

WATER RIGHTS

GRANTOR ALSO HEREBY REMISES, RELEASES, AND QUITCLAIMS to Grantee, **without representation or warranty of any kind**, the following described water rights located in Utah County, State of Utah, to-wit:

All of Water Right 55-1037.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of June 25, 2009.

GRANTOR:

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

By: *Dean M. Davies*  
Name (Print): Dean M. Davies  
Its: Authorized Agent

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

On this 25 day of JUNE, 2009, personally appeared before me DEAN M. DAVIES, 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.



*Connie J. Roberts*  
Notary Public for Utah

**Exhibit "A"****(Legal Description of Property)**

All that certain real property located in Utah County, State of Utah more particularly described as follows:

**PARCEL 1:**

Also, beginning at a point 7.25 chains West and 1.85 chains South of the Northeast corner of Sec. 36, Township. 5 South, Range 1 East of the Salt Lake Base and Meridian; thence South 10.00 chains; thence West 20.00 chains; thence North 10.00 chains; thence East 20.00 chains to the place of beginning.

Also, commencing 7.25 chains West and 11.85 chains South of the Northeast corner of Sec. 36, Township. 5 South, Range 1 East of the Salt Lake Base and Meridian; thence South 14.91 chains; to the East line of the Denver and Rio Grande Western Railroad right-of-way; thence North 36°45' West along said right-of-way 18.66 chains; thence East 11.20 chains, more or less, to the place of beginning.

Less and Excepting from Parcel 1 any portion lying within the railroad right of way.

Also Less and Excepting from Parcel 1 the following:

Beginning at a point on the west right-of-way of the Denver and Rio Grande Railroad, said point being 214.72 feet South and 1809.19 feet West of the Northeast corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 37°05'56" East 702.92 feet along said right-of-way; thence North 89°38'31" West 443.40 feet; thence North 0°53'09" East 549.65 feet; thence North 52°44'36" East 13.7 feet more or less to the point of beginning.

Also Less and Excepting from Parcel 1 the following:

Beginning at a point in a fence line intersection, which point is South 101.08 feet and West 1221.26 feet (based on the Utah State Coordinate System, central zone and data published by the Utah County Surveyor as of October 23, 1979) from the Northeast corner of Section 36, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Thence South 00° 27'37" West along a fence line 711.52 feet to a fence line on the Northeasterly side of the Denver and Rio Grande Western Railroad; thence North 37 degrees 04' 37" West along said fence line 887.11 feet to a fence line; thence North 89 degrees 36' 15" East along said fence line 540.55 feet to the point of beginning.

*Ck by JJB 9 June 2009*

**PARCEL 2:**

Commencing at a point on a fence located South 0.40 feet and East 177.90 feet from the West one/quarter corner of Section 31, Township 5 South, Range 2 East, Salt Lake Base

and Meridian; thence the following bearings and distances along fence lines: North 36°53'30" West 1007.45 feet, North 00°25'49" East 450.46 feet; South 89°27'33" East 1342.47 feet, South 00°24'45" West 607.38 feet; thence South 00°23'21" West 306.30 feet; thence South 00°04'45" West along a fence line 330.83 feet; thence North 89°55'23" West along a fence line 734.11 feet to the point of beginning.

Less and Excepting from Parcel 2 any portion lying within the railroad right of way.

*Ck by JJB 9 June 2009*

PARCEL 3:

Commencing 10.75 chains South and 1.83 chains West of the Northeast corner of the Northwest quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and meridian; thence West 4.37 chains; thence South 10 chains; thence East 6.20 chains thence North 8.70 chains; thence North 49°52'10" West 140 feet to beginning.

Less and Excepting from Parcel 3 that portion of ground conveyed by that certain Boundary Line Agreement Recorded October 16, 1995 as Entry No. 69774 in Book 3791 at Page 403 of Official Records.

*Ck by JJB 9 June 2009*

PARCEL 4:

Commencing 19 chains North of the Southwest corner of the Northeast quarter of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 3.70 chains; thence North 360 feet; thence North 49°52'10" West 333 feet; thence South 8.70 chains to beginning.

Together with all water rights appurtenant thereto including one 4" well evidenced by application No. 32698, Change Application No. A 4446 on file in the office of the State Engineer of the State of Utah.

*Ck by JJB 9 June 2009*

PARCEL 5:

Commencing 3.90 chains East and 20 chains South of the North quarter corner of Section 31, Township 5 South, Range 2 East, Salt Lake Base and Meridian; thence East 6.82 chains; thence North 49°52'10" West 605 feet; thence South 387 feet to beginning.

Less and Excepting from Parcel 5 that portion of ground conveyed to the State Road Commission of Utah for highway purposes by Warranty Deed Recorded September 03, 1959 as Entry No. 13676 in Book 822 at Page 272 of Official Records.

*Ck by JJB 9 June 2009*

Tax Id No.: 13-079-0004; 13-079-0016; 14-059-0035; 14-060-0012; 14-060-0014