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11/23/2011 4:15:00 PM \$23.00
Book - 9969 Pg - 3262-3265
Gary W. Ott
Recorder, Salt Lake County, UT
KIRTON & MCCONKIE
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Mail To:
David J. Bromley, Manager
Scandia Investment, L.L.C.
716 East 4500 South, #N-260
Murray, UT 84107

Affecting Tax Parcel ID Nos:
28-15-351-001, 28-15-351-002,
28-14-476-002, 28-13-300-003,
28-14-226-001, 28-14-226-004,
28-23-203-001, 28-23-200-020

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

DAVID L. EVANS and CHARLES H. HORMAN, as Trustees of M. GORDON AND VEEDRIENNE H. JOHNSON IRREVOCABLE DESCENDANTS TRUST under trust agreement dated December 22, 1992 ("Grantor"), hereby conveys and warrants against all claiming by, through, or under the Grantor only, to SCANDIA INVESTMENT, L.L.C. , a Utah limited liability company, whose address is 716 East 4500 South, #N-260, Murray, Utah 84107 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's interest in and to the following described tract of real property (the "Property") situated in Salt Lake County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein (the Property).

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use and benefit of Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record.

In consideration for the conveyance made hereunder, Grantee, by accepting and recording this deed, agrees that Grantee will indemnify, defend, and hold Grantor and its successors and assigns harmless from and against any and all losses, costs, claims, demands, damages, liabilities, fees, and expenses (including, without limitation, reasonable attorneys' fees) made or incurred on or after the date of the recording of this deed with respect to the Property described herein.

[Signature and notary acknowledgment on following page.]

WITNESS the hand of said Grantors, this 18th day of November, 2011.

GRANTOR: M. GORDON AND VEEDRIENNE H. JOHNSON
IRREVOCABLE DESCENDANTS TRUST U/A/D
DECEMBER 22, 1992

By: [Signature]
Charles H. Horman, Trustee

By: [Signature]
David L. Evans, Trustee

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this 18th day of November, 2011, personally appeared before me David L. Evans and Charles H. Horman, Trustees of the M. GORDON AND VEEDRIENNE H. JOHNSON IRREVOCABLE DESCENDANTS TRUST under trust agreement dated December 22, 1992, who acknowledged that they executed the foregoing in such capacity.

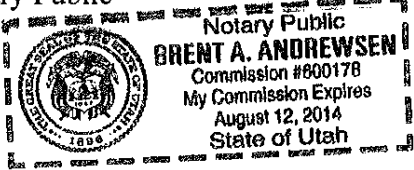
[Signature]
Notary Public


Exhibit A

(Legal description of the Property)

28-15-351-001-0000

COM N 0°22' W 991.85 FT FR SW COR SEC 15, T 3S, R 1E, SL MER., N 0°22' W 331.15 FT; N 89°51'28" E 65.77 FT; S 0°22' E 331.3 FT; W 65.77 FT TO BEG. 0.5 AC.

28-15-351-002-0000

COM N 0°22' W 1323 FT & N 89°51'28" E 65.77 FT FR SW COR SEC 15, T 3S, R 1E, SL MER, N 89°51'28" E 380.73 FT; S 375.45 FT; NW'LY ALG CURVE TO LEFT 295 FT; W 87.87 FT; N 0°22' W 331.3 FT TO BEG. 3 AC.

28-14-476-002-0000

BEG N 0°25'29" E ALG SEC LINE 71.67 FT FR SE COR OF SEC 14, T 3S, R 1E, SLM: N 0°25'29" E 1248.33 FT M OR L: W 1913.94 FT M OR L: SE'LY ALG CURVE TO L 457.09 FT: S 30°19' E 51.34 FT: S' LY ALG CURVE TO R 865.12 FT M OR L TO SEC LINE: S 89°57'52" E ALG SD SEC LINE 1433.15 FT M OR L: N 5.88 FT M OR L: N 68°14'03" E 177.15 FT: S 89°57'52" E 302.81 FT TO BEG. 57.06 AC M OR L.

28-13-300-003-0000

S ½ OF NW ¼ & W ½ OF SW ¼ & SE ¼ OF SW ¼ SEC 13 T 3S R 1E SL MER 200 AC

28-14-226-001-0000

NW ¼ OF NE ¼ OF NE ¼ SEC 14 T 3S R 1E SL MER 10 AC

28-14-226-004-0000

COM 138.3 FT W FR NE COR SEC 14 T 3S R 1E SL MER W 521.7 FT S 40 RDS W 40 RDS S 40 RDS E 80 RDS N 515.3 FT W 33 FT N 204.7 FT N 53°16' W 133.2 FT N 59°02' W 226.5 FT N 16°02' E 223.1 FT N 35°28' E 232.5 FT TO BEG 26.66 AC

28-23-203-001-0000

BEG NE COR OF NW ¼ OF NE ¼ SEC 23, T 3S, R 1E, SLM: S 337.68 FT: S 53°00'54" W 72.52 FT: S 54°12'57" W 137.04 FT: S 64°12'43" W 124.9 FT: S 81°36'47" W 317.91 FT: S 61°14'35" W 162.44 FT: S 40°24'03" W 151.93 FT: N 73°19'34" W 384.93 FT M OR L: NE'LY ALG CURVE TO R 60 FT M OR L: N 56°15' E 435.04 FT: NE'LY ALG CURVE TO L 312.18 FT: N 33°12' E 96.96 FT: NE'LY ALG CURVE TO L 77.33 FT M OR L: S 89°57'52" E 485.42 FT M OR L TO BEG. 9.90 AC M OR L.

28-23-200-020-0000

BEG N 89°57'52" W ALG SEC LINE 466.85 FT M OR L FR NE COR SEC 23, T 3S, R 1E, SLM: N 89°57'52" W 853.15 FT M OR L: S 337.38 FT: N 53°00'54" E 326.68 FT: S 89°57'52" E 660.57 FEET M OR L: N 44°58' W 96.69 FT: N 10.42 FT M OR L: S 43°55'12" W 19.92 FT: S 89°30'38" W 198.64 FT: S 79°31'57" W 180.05 FT: S 89°43'21" W 171 FT: N 15°32'51" W

20.73 FT: N 89°43'21" E 174.68 FT: N 79°31'57" E 180.01 FT: N 89°30'38" E 191.98 FT: N
43°55'12" E 32.29 FT: N 33.23 FT M O R L TO BEG. 3.13 AC M O R L.