

T-48600
WHEN RECORDED, MAIL TO:
Danville Land Investments, LLC
c/o Woodside Homes Corporation
39 East, Eagle Ridge
Suite 102
North Salt Lake, Utah 84054
Attention: Thane Smith

E 2281540 B 4308 P 999-1001
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/20/2007 2:53:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR HICKMAN LAND TITLE CO

SPECIAL WARRANTY DEED Tax ID: 08-025-0040

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 DANVILLE LAND INVESTMENTS, LLC, a Nevada limited liability company, whose address is 39 East, Eagle Ridge, Suite 102, North Salt Lake, Utah 84054 ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Davis County, State of Utah:

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

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 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, covenants, conditions, restrictions, 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 specifically reserves, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance. Grantor does not reserve the right of surface or subsurface entry within 200 feet of a residential structure.

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.

Exhibit "A"
(CPB Special Warranty Deed)
[Legal Description]

A parcel of land located in the Northeast Quarter of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

BEGINNING at a point on the East right of way line of Sunset Drive, said point being 33.00 feet easterly from the monumented centerline of Sunset Drive, said point of beginning being N 87° 52' 48" W, 443.10 feet along the Section Line and S 22° 00' 56" E, 362.57 feet along said East right of way line from the Northwest corner of Section 10, township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence S 22° 00' 56" E, 563.93 feet along the said easterly right of way line of Sunset Drive, thence N 62° 53' 03" E, 315.00 feet; thence N 22° 00' 56" W, 564.87 feet; thence S 62° 42' 29" W, 315.00 feet to the POINT OF BEGINNING.