

Property #542-7770

**SPECIAL WARRANTY DEED**

**CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS**

**CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County**

of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and

against acts of itself, to **COMBUSTION RESOURCES, L.L.C., GRANTEE, of 1453 West 820 North,**

Provo, County of Utah, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00) and other good

and valuable consideration, the following parcel of land, situate in the County of Utah, State of Utah, and

more particularly described as follows:

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

The Grantor specifically reserves and excepts unto itself 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 thermal energy on, in, or under the above-described land provided that the Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does the Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

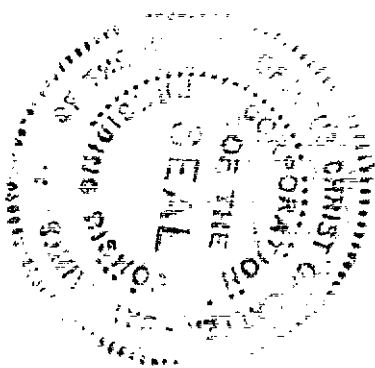
Subject to any conflicts in boundary lines, shortage in area, encroachments and other matters an accurate survey would disclose.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed

its corporate seal, by its authorized agent, this 22nd day of June, 1998.

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

By: *[Signature]*  
Authorized Agent



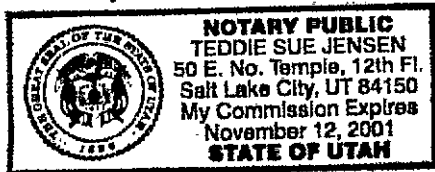
STATE OF UTAH )

COUNTY OF SALT LAKE )

)  
:ss  
)

On this 22nd day of June, 1998, personally appeared before me Ted D. Simmons, personally known to me to be the 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.



*[Signature]*  
Notary Public for the  
State of Utah

FIRST AMERICAN TITLE  
REF# 4019-55706

## PARCEL 1:

Commencing at a point which is South 670.20 feet and East 251.52 feet from the North Quarter Corner of Section 2, Township 7 South, Range 2 East of the Salt Lake Base and Meridian; thence South 174.02 feet; thence South  $63^{\circ}12'00''$  West 39.31 feet; thence South  $56^{\circ}57'00''$  West 165.13 feet; thence North 281.05 feet; thence North  $89^{\circ}45'28''$  East partially along the North edge of a concrete sidewalk 173.50 feet to the point of beginning.

## PARCEL 2:

TOGETHER WITH and subject to a right of way for ingress and egress over and across the following:

Commencing at a point which is South 530.86 feet and East 251.52 feet from the North Quarter Corner of Section 2, Township 7 South, Range 2 East of the Salt Lake Base and Meridian; said beginning point is also on the South right of way line of 820 South Street; thence South 139.34 feet; thence South  $89^{\circ}45'28''$  West 12.0 feet; thence North 141.78 feet to the intersection with the South right of way of 820 North Street; thence along said right of way line South  $78^{\circ}46'$  East 12.24 feet to the point of beginning.