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Gary W. Ott
Recorder, Salt Lake County, UT
UNITY TITLE LLC
BY: eCASH, DEPUTY - EF 3 P.

Mail Tax Notice To:
CMC Herriman, LLC
71 E Wadsworth Park Drive
Draper, UT 84020

SPECIAL WARRANTY DEED

Janet Criner and Douglas A. Wheadon, Trustees of the Gene Wheadon Trust **GRANTOR**

hereby Conveys and Warrants against all claiming by, through or under it, and against acts of itself, to

CMC Herriman, LLC, **GRANTEE**

for the sum of Ten and no/100 (\$10.00)----- DOLLARS
and other good and valuable consideration

the following described tract of land in SALT LAKE County, State of Utah:

Exhibit A

Legal Descriptions of the Trust Property to be Conveyed

That certain real property located in Salt Lake County, State of Utah and more particularly described as follows:

"UPPER 120"

Salt Lake County Parcel # 33-20-100-001:

All of the N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 20, Township 4 South, Range 1 West, SLM, consisting of 80 Acres, more or less

Salt Lake County Parcel # 33-19-200-002:

All of Lot 1, Section 19, Township 4 South, Range 1 West, SLM, consisting of 40.32 Acres, more or less

PORTIONS OF THE "LOWER 80"

Haul Road

Being a portion of Salt Lake County Parcel # 33-21-200-004:

A parcel of land for roadway purposes located in Government lot 2 of Section 21, Township 4 South, Range 1 West, Salt lake Base and Meridian.

Beginning at a point on the Southwesterly line of the Mountain View Corridor (MVC) Right of Way line (third party data as provided by our Client CMC as of August 18th 2010) Said point being located South 89°41'16" East 988.85 feet along the North line of Government lot 3 and South 693.70 feet from the North Quarter corner section 21, Township 4 South, Range 1 West, SLB&M; And running thence, South 49°43'18" East 78.86 feet along the Southwesterly right of way line of Mountain View Corridor; Thence South 48°44'03" West 84.70 feet to a point of curvature of a 230 foot radius curve to the right; Thence continuing 106.36 feet along the arc of said curve through a central angle of 26°29'41"; Thence South 75°13'44" West 107.79 feet to a point of curvature of a 480 foot radius curve to the right; Thence continuing 22.78 feet along the arc of said curve through a central angle of 2°43'10" to a point of reverse curvature of a 25 foot radius curve to the left; Thence continuing 37.06 feet along the arc of said curve through a central angle of 84°56'42"; Thence South 6°59'48" East 64.17 feet to a point of curvature of a 85 foot radius curve to the left; Thence continuing 125.12 feet along the arc of said curve through a central angle of 84°20'11"; Thence North 88°40'01" East 300.09 feet to a point of curvature of a 142 foot radius curve to the right; Thence continuing 254.68 feet along the arc of said curve through a central angle of 102°45'46"; Thence South 11°25'47" West 0.75 feet to a point of curvature of a 155 foot radius curve to the right; thence continuing 246.19 feet along the arc of said curve through a central

angle 91°00'15"; Thence North 77°33'56" West 121.66 feet to a point of curvature of a 3470 foot radius curve to the left; Thence continuing 238.98 feet along the arc of said curve through a central angle of 3°56'45"; Thence North 81°30'41" West 416.27 feet to a point of curvature of a 3770 foot radius curve to the left; Thence continuing 321.35 feet along the arc of said curve through a central angle of 4°53'02" to the Westerly line of grantors property; Thence North 0°36'47" West 60.16 feet to a point on the arc of a 3830 foot radius curve to the right; Thence continuing 330.89 feet along the arc of said curve (Bearing to center = South 03°32'19" West) through a central angle of 4°57'00"; Thence South 81°30'41" East 416.27 feet to a point of curvature of a 3530 foot radius curve to the right; Thence continuing 243.11 feet along the arc of said curve through a central angle of 3°56'45"; Thence South 77°33'56" East 121.66 feet to a point of curvature of a 95 foot radius curve to the left; Thence continuing 150.89 feet along the arc of said curve through a central angle of 91°00'15"; Thence North 11°25'47" East 0.75 feet to a point of curvature of a 82 foot radius curve to the left; Thence continuing 147.07 feet along the arc of said curve through a central angle of 102°45'46"; Thence South 88°40'01" West 300.09 feet to a point of curvature of a 145 foot radius curve to the right; Thence continuing 213.43 feet along the arc of said curve through a central angle of 84°20'11"; Thence North 6°59'48" West 66.47 feet to a point of curvature of a 25 foot radius curve to the left; Thence continuing 36.02 feet along the arc of said curve through a central angle of 82°32'50"; Thence North 0°27'22" East 60.00 feet to a point on the arc of a 420 foot radius curve to the left; Thence continuing 111.62 feet (Bearing to Center = North 0°27'22" East) Through a central angle of 15°13'44" Thence North 75°13'44" East 41.54 feet to a point of curvature of a 280 foot radius curve to the left; Thence continuing 129.48 feet along the arc of said curve through a central angle of 26°29'41"; Thence North 48°44'03" East 83.32 feet to the point of beginning.

Being a portion of Salt Lake County Parcel # 33-21-100-002:

A parcel of land for roadway purposes located in Government lot 3 of Section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the Southerly line of a 60' wide proposed roadway and also being on the Westerly line of grantors property, Said point being located West 1321.31 feet more or less; and South 1206.82 feet more or less from the North Quarter of section 21, Township 4 South, Range 1 West, SLB&M; Thence North 0°09'44" West 60.04 feet along grantors Westerly line; Thence Along the Northerly line of proposed roadway the following 2 course's, North 87°43'25" East 945.63 feet to a point of curvature of a 3830.00 foot radius curve to the right; Thence continuing 388.71 feet along the arc of said curve through a central angle of 5° 48'54" to the Easterly line of grantors property; Thence South 0°36'47" East 60.16 feet to the southerly line of proposed roadway; Thence along said southerly line the following 2 courses, 386.97 feet along the arc of a 3770.00 foot radius curve to the left, (Bearing to center South 03 °36' 17" West) with a central angle of 05°52'52"; Thence South 87°43 '25" West 947.84 feet to the west line of grantors property and the point of beginning.

Approx 80,074 sq ft.

Adjoining Property


Being a portion of Salt Lake County Parcel # 33-21-200-004:

A parcel of land located in Government lot 2 of Section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the Southerly line of a proposed 60 foot wide roadway Said point being located South 89°41' 16" East 1176.95 feet along the North line of Government lot 3 and South 1328.75 feet from the North Quarter Comer Section 21, Township 4 South, Range 1 West, SLB&M And running thence South 17.42 feet more or less to the South line of Grantors property; Thence North 89°34'51" West along said South line 1162.58 feet to the Southwest corner of grantor property; Thence North 0°36'47" West 170.43 feet to a point on the arc of a 3770 foot radius curve to the right; Thence continuing 321.35 feet along the arc of said curve (Bearing to Center =

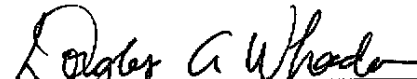
South 3°36'17" West) through a central angle of 4°53'02"; Thence South 81°30'41" East 416.27 feet to a point of curvature of a 3470 foot radius curve to the right; Thence continuing 238.98 feet along the arc of said curve through a central angle of 3°56'45"; Thence South 7°33'56" East 121.66 feet to a point of curvature of a 155 foot radius curve to the left; Thence continuing 80.41 feet along the arc of said curve through a central angle of 29°43'20" to the point of beginning.

Being a portion of Salt Lake County Parcel # 33-21-100-002:
A parcel of land located in government lot 3, Section 21, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the Southerly line of a 60' wide proposed roadway and also being on the Westerly line of grantors property, Said point being located West 1321.31 feet more or less; and South 1206.82 feet more or less from the North Quarter of section 21, Township 4 South, Range 1 West, SLB&M; Thence Along the Southerly line of proposed roadway the following 2 course's, North 87°43'25" East 947.84 feet to a point of curvature of a 3770.00 foot radius curve to the right; Thence continuing 386.97 feet along the arc of said curve through a central angle of 5°52'52" to the Easterly line of grantors property; Thence South 0°36'47" East along Grantors Easterly line 168.77 feet more or less to the Southeast corner of Grantors property; Thence North 89°33'44" West along Grantors Southerly line 1335.36 feet more or less to the Grantors Southwest corner; Thence North 0°09'44" West along grantors westerly line 125.40 feet to the point of beginning.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed it corporate seal, by its authorized agent, this 20th day of October, 2010.



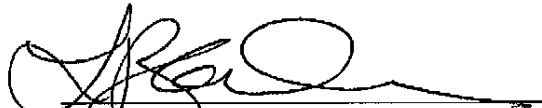
The Gene Wheadon Trust, by Janet Criner,
trustee



The Gene Wheadon Trust, by Douglas A.
Wheadon, trustee

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

On the 20th day of October, 2010, personally appeared before me Janet Criner and Douglas A. Wheadon, who being duly sworn, says that they are the trustees of the trust that executed the above and foregoing instrument and that said instrument was signed in behalf of said trust and said acknowledged to me that said trust executed the same.



Notary Public

