

14-3

WHEN RECORDED, MAIL TO:
Alpine School District
575 North 100 East
American Fork, UT 84003-1758

ENT 115708 BK 5259 PG 309
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1999 Oct 29 4:18 pm FEE 14.00 BY SS
RECORDED FOR FIRST AMERICAN TITLE CO

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

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 BOARD OF EDUCATION OF ALPINE SCHOOL DISTRICT, a body corporate and politic of the State of Utah, whose address is 757 North 100 East, American Fork, UT 84003-1758, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

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

RESERVING, however, unto Grantor 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.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building lines, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity including, without limiting the generality of the foregoing, all those "Permitted Exceptions to Title" identified and described on Exhibit "B" attached hereto and incorporated by reference herein.

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.

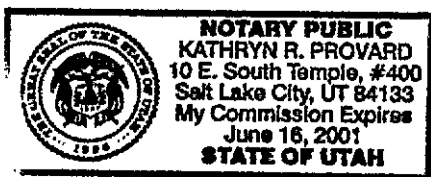
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, this 29 day of October 1999.

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

By: Wayne S. Faen *WKF*
Its: Authorized Agent

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

On the 29 day of October, 1999, personally appeared before me Wayne S. Faen, 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 to me that he signed the foregoing instrument as Authorized Agent for said corporation, and the said Wayne S. Faen acknowledged to me that said corporation executed the same.



Kathryn R. Provard
NOTARY PUBLIC

24034

EXHIBIT A

Tract No. ID-2:

A parcel of land located in the Southwest Quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, Utah County, Utah described as follows:

Beginning at a point 25.00 feet perpendicularly distant Easterly from the West line of a the Southwest quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being South 89°57'38" East 25.00 feet and South 00°05'36" East 377.95 feet from the West quarter corner of said Section 33 and running thence parallel to said West line South 00°05'36" East 957.63 feet; thence North 89°29'34" East 200.00 feet; thence parallel with said West line South 00°05'36" East 275.00 feet to the North line of that property described on the Boyd Addition Annexation Plat recorded May 16, 1990 as Entry No. 15320 and Map No. 3956 of the Utah County Records; thence along said North line North 89°29'34" East 700.00 feet; thence along the East line of said Annexation Plat South 00°05'36" East 390.05 feet to an existing fence as described in Book 2625 at Page 459 of said records; thence along said fence North 89°05'10" East 318.94 feet; thence along an existing fence as described in Book 2928 at Page 403 of said records North 88°57'23" East 375.09 feet to an existing fence as described in Boundary Line Agreement dated October 21, 1987 and recorded in Book 2464 at Page 511 of said records; thence along said fence North 00°20'02" East 1094.97 feet; thence along an existing fence as described in a Boundary Line Agreement dated May 2, 1983 and recorded in Book 2047 at Page 291 of said records North 01°17'50" East 506.85 feet; thence North 89°57'38" West 1614.40 feet to the point of beginning.

Permitted Exceptions to Title
(Property)

1. Lien for taxes and assessments not yet due and payable.
2. Said property is located within the boundaries of Utah County and its service districts and is conveyed subject to all non-delinquent charges and assessments levied thereunder.