

WHEN RECORDED, MAIL TO:  
HTC Communities, LLC  
2511 S. West Temple  
Salt Lake City, Utah 84115  
Attn: Mike Bradshaw

11716390  
8/30/2013 2:24:00 PM \$20.00  
Book - 10174 Pg - 634-638  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 5 P.

NCS-620803

Tax Parcel 26-36-376-001-0000  
26-36-406-049-0000  
26-36-406-017-0000

**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 only against all claiming by, through or under it, to HTC COMMUNITIES, LLC, a Delaware limited liability company, whose address is 2511 S. West Temple, Salt Lake City, Utah 84115 ("Grantee"), for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

See the legal description on Exhibit A attached hereto and incorporated by reference herein (the "Property").

TOGETHER WITH all of Grantor's right, title, and interest in and to easements, rights of way, alleyways, rights, benefits, interests, minerals, and all other hereditaments appurtenant or adjacent to the Property, and all improvements of any kind located thereon.

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

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) 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 Property, and (iii) all subsurface rights of any and all kinds to the extent not including in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein. In addition, Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

*Signature and acknowledgment on following page*

4833-4570-2677.2

Ent 11716390 BK 10174 PG 634



Exhibit A  
Legal Description

That certain land located in Salt Lake County, Utah, and as described as follows:

A parcel of land located in the Southwest Quarter of Section 31, Township 3 South, Range 1 West and Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at the South Quarter Corner of Section 36, Township 3 South, Range 2 West, Salt Lake Base and Meridian, and thence North  $89^{\circ}35'47''$  West 1,875.88 feet along the south line of said Section to the east line of Herriman Town Center, a subdivision recorded February 26, 2003 as Entry No. 8544974 in Book 2003P at Page 51 of the Salt Lake County records; thence along said line North  $00^{\circ}18'51''$  East 604.99 feet to the east line of Herriman Village P.U.D., a subdivision recorded May 27, 2003 as Entry No. 8663030 in Book 2003P at Page 139 of said records; thence along said line North  $00^{\circ}18'42''$  East 770.63 feet to the southerly line of Herriman Towne Center Plat B - Phase 1, a subdivision recorded August 26, 2010 as Entry No. 11018439 in Book 2010P at Page 132 of said records; thence along said line the following six courses: 1) South  $89^{\circ}42'54''$  East 324.12 feet, 2) North  $72^{\circ}39'50''$  East 90.15 feet, 3) North  $74^{\circ}27'55''$  East 50.00 feet to a point on the arc of a 575.00 foot radius non-tangent curve to the right, the center of which bears North  $74^{\circ}27'55''$  East, 4) Northerly 5.41 feet along said curve through a central angle of  $00^{\circ}32'19''$  and a long chord of North  $15^{\circ}15'55''$  West 5.41 feet, 5) North  $76^{\circ}46'21''$  East 91.57 feet and 6) North  $72^{\circ}53'54''$  East 88.46 feet to the westerly line of Herriman Rose Boulevard Roadway Dedication (Plat C - Phase 1), recorded September 03, 2010 as Entry No. 11025618 in Book 2010P at Page 141 and a point on the arc of a 545.50 foot radius non-tangent curve to the left, the center of which bears North  $71^{\circ}10'43''$  East; thence along the boundary of said road dedication the following nine courses: 1) Southeasterly 214.90 feet along said curve through a central angle of  $22^{\circ}34'19''$  and a long chord of South  $30^{\circ}06'28''$  East 213.52 feet to a point of reverse curvature of a 15.00 foot radius curve to the right, 2) Southerly 22.36 feet along said curve through a central angle of  $85^{\circ}23'42''$  and a long chord of South  $01^{\circ}18'14''$  West 20.34 feet, 3) South  $45^{\circ}59'55''$  East 60.00 feet to a point on the arc of a 15.00 foot radius non-tangent curve to the right, the center of which bears South  $45^{\circ}59'55''$  East, 4) Easterly 22.36 feet along said curve through a central angle of  $85^{\circ}23'42''$  and a long chord of North  $86^{\circ}41'56''$  East 20.34 feet to a point of reverse curvature of a 545.50 foot radius curve to the left, 5) Southeasterly 95.49 feet along said curve through a central angle of  $10^{\circ}01'49''$  and a long chord of South  $55^{\circ}37'07''$  East 95.37 feet, 6) North  $29^{\circ}21'58''$  East 71.00 feet to a point on the arc of a 474.50 foot radius non-tangent curve to the right, the center of which bears North  $29^{\circ}21'58''$  East, 7) Northwesterly 392.60 feet along said curve through a central angle of  $47^{\circ}24'23''$  and a long chord of North  $36^{\circ}55'50''$  West 381.50 feet, 8) North  $13^{\circ}13'39''$  West 5.00 feet to a point of tangency of a 15.00 feet radius curve to the right and 9) Northeasterly 23.56 feet along said curve through a central angle of  $90^{\circ}00'00''$  and a long chord of North  $31^{\circ}46'21''$  East 21.21 feet to the southerly line of Herriman Towne Center Plat E - Phase 1, a subdivision recorded September 23, 2010 as Entry No. 11037624 in Book 2010P at Page 152 of said records; thence along said line the following six courses: 1) North  $76^{\circ}46'21''$  East 20.40 feet to a point of tangency of a 570.00 foot radius curve to the right, 2) Easterly 378.85 feet along said curve through a central angle of  $38^{\circ}04'54''$  and a long chord of South  $84^{\circ}11'12''$  East 371.92 feet to a point on the arc of a 571.24

foot radius non-tangent curve to the right, the center of which bears South 21°00'57" West, 3) Southeasterly 74.91 feet along said curve through a central angle of 07°30'49" and a long chord of South 65°13'38" East 74.86 feet to a point on the arc of a 575.00 foot radius non-tangent curve to the right, the center of which bears South 32°20'04" West, 4) Southeasterly 7.20 feet along said curve through a central angle of 00°43'03" and a long chord of South 57°18'24" East 7.20 feet, 5) North 33°03'07" East 50.00 feet and 6) North 32°24'27" East 61.88 feet to the south line of property described in that certain Corrected Warranty Deed recorded September 08, 2008 as Entry No. 10515124 in Book 9640 at Page 9499 of said records; thence along said line the following five courses: 1) South 89°41'18" East 154.69 feet, 2) South 36°55'40" East 104.50 feet, 3) North 53°04'02" East 971.30 feet, 4) North 36°55'58" West 454.72 feet to a point on the arc of a 328.50 foot radius non-tangent curve to the right, the center of which bears North 47°06'16" West and 5) Westerly 568.77 feet along said curve through a central angle of 99°12'12" and a long chord of North 87°30'10" West 500.34 feet to the east line of property described in that certain Warranty Deed recorded July 29, 2008 as Entry No. 10487388 in Book 8630 at Page 3987 of said records; thence along said line the following two courses: 1) North 37°24'02" West 220.26 feet and 2) North 37°23'58" West 417.80 feet to the southerly line of Herriman Towne Center Plat A, a subdivision recorded August 26, 2010 as Entry No. 11018441 in Book 2010P at Page 134 of said records; thence along said the following four courses: 1) North 52°27'10" East 0.23 feet, 2) North 37°04'35" West 25.73 feet to a point of tangency of a 15.00 foot radius curve to the right, 3) Northerly 23.54 feet along said curve through a central angle of 89°53'54" and a long chord of North 07°52'22" East 21.19 feet and 4) North 52°49'19" East 796.89 feet to the north line of property described as Parcel 1 in that certain Warranty Deed recorded January 23, 1996 as Entry No. 6262969 in Book 7314 at Page 1317 of said records; thence along said line and the easterly extension thereof South 89°37'18" East 1,385.76 feet to the west line of Western Springs Subdivision Phase 5, recorded April 05, 2007 as Entry No. 10057622 in Book 2007P at Page 158 of said records; thence along the boundary of said subdivision the following two courses: 1) South 00°24'38" West 561.65 feet and 2) South 89°40'34" East 457.11 feet to the west line of Western Springs Subdivision Phase 6, recorded September 13, 2001 as Entry No. 8002618 in Book 2001P at Page 260 of said records; thence along said line and the southerly extension thereof South 00°24'33" West 296.37 feet to the north line of the South Half of said Section 36; thence along said line North 89°37'15" West 2.24 feet to the west line of property described in that certain Warranty Deed recorded October 26, 1995 as Entry No. 6198040 in Book 7256 at Page 1284 of said records; thence along the boundary of said property the following two courses: 1) South 00°32'24" West 1,263.01 feet and 2) South 89°38'26" East 1,035.01 feet to the east line of said Section 36; thence along said line South 00°32'24" West 1.64 feet to the west line of the Mountain View Corridor right-of-way described in that certain Quit Claim Deed recorded May 11, 2010 as Entry No. 10950323 in Book 9824 at Page 7738 of said records; thence along said line South 03°10'57" East 131.64 feet; thence North 89°28'25" West 73.46 feet; thence North 86°59'03" West 494.97 feet; thence North 89°28'25" West 477.26 feet to a point of tangency of a 732.00 foot radius curve to the left; thence Westerly 481.70 feet along said curve through a central angle of 37°42'16" and a long chord of South 71°40'27" West 473.06 feet; thence South 52°49'19" West 66.54 feet; thence South 37°10'41" East 57.72 feet to a point of tangency of a 1,097.00 foot radius curve to the right; thence Southeasterly 179.03 feet along said curve through a central angle of 09°21'03" and a long chord of South 32°30'10" East 178.84 feet to the north line of property described in that certain Warranty Deed recorded November 24, 2008 as Entry No. 10567760 in Book 9660 at Page 9409 of said records; thence

along said line North 89°38'04" West 1,250.15 feet to the east line of the West Half of said Section 36; thence South 00°20'50" West 891.61 feet to the POINT OF BEGINNING. Said parcel contains 7,360,088 square feet or 168.96 acres, more or less.

Less and Excepting therefrom the property described in Special Warranty Deed recorded August 17, 2010 as Entry No. 11012549 in Book 9850 at Page 227. (NOTE: This is a .01 acre parcel that is in the name of HTC Communities LLC. Tax ID No. 26-36-300-023-0000.

Also less and Excepting therefrom any property contained in that Street Dedication for Herriman Rose Boulevard recorded July 20, 2012 as Entry No. 11433524 in Book 2012P at Page 101.

*Ck by JJB 03 July 2013*