

**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 **CHRISTIAN FELLOWSHIP MINISTRIES OF UTAH, INC**, GRANTEE, of Ogden , County of Weber, 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 Weber, State of Utah, and more particularly described as follows:

All of Lot 1 and the East 5 rods (82.5 feet) of the South half of Lot 2, Block 14, Plat C, Ogden City Survey, Weber County, Utah, more particularly described as follows: Beginning at the Southeast corner of Lot 1, Block 14, Plat C, Ogden City Survey, Weber County, Utah; and running thence West 13 rods (214.5 feet), thence North 10 rods (165 feet), thence East 5 rods (82.5 feet), thence North 10 rods (165 feet), thence East 8 rods (132 feet), thence South 20 rods (330 feet) to the point of beginning. 02-011-0001

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.

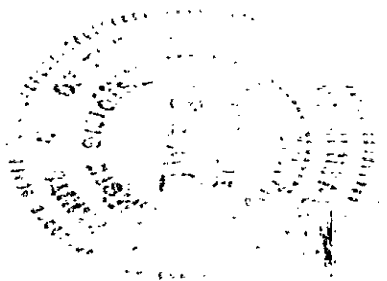
Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

This conveyance is made and accepted on the express condition that the conveyed property shall be used for religious, church, education purposes, and the like, only. Breach of said condition shall cause said property to revert to the said Grantor, who shall have the right of immediate re-entry upon said property in the event of any such breach. However, breach of the foregoing condition of re-entry by reason of such breach shall not defeat nor render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said property or any part thereof, but said condition shall be binding upon and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise. Provided further that the restriction, condition and covenant herein contained shall in all respects terminate and end and be of no further force or effect either legal or equitable and shall not be enforceable after September 15, 2002.

Grantor quit claims to grantee the following described personal property items, without warranties towit: All chairs, tables, ranges, pianos, organ, refrigerator and other items currently on site.

E# 1494702 BK1882 PG1771  
DOUG CROFTS, WEBER COUNTY RECORDER  
24-SEP-97 1158 AM FEE \$13.00 DEP MB  
REC FOR: FIRST.AMERICAN.TITLE

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 15th day of September, 1997.



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

By: *Ted D. Simmons*  
Authorized Agent *TS*

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

On this 15th day of September, 1997, 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.



*Teddie Sue Jensen*  
Notary Public for the  
State of Utah