

Mail Recorded Deed and Tax Notice To:
Property Address or Other (X)
Sundborn LLC
978 Woodoak Ln
Salt Lake City, UT 84117



File No. S-22623-CA

SPECIAL WARRANTY DEED

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah Corporation sole

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against the acts of the grantor only to

Sundborn, LLC

GRANTEE(S) of Salt Lake City, State of Utah
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TAX ID NUMBER 11-035-0012 (for reference purposes only)

Together with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or in equity, including without limitation the "Permitted Exceptions" shown on Exhibit B attached hereto and incorporated by reference herein; and

RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies.

ALSO RESERVING 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, provided that 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 Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

Dated this 22nd day of December, 2005.

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

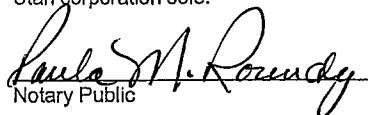
BY: 

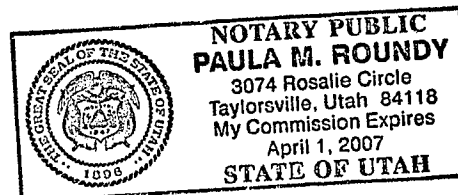
Mark B. Gibbons
Authorized Agent

STATE OF Utah

COUNTY OF Salt Lake

Acknowledged before me this 22nd day of December, 2005, by Mark B. Gibbons, the Authorized Agent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole.


Notary Public



PARCEL 5:

S-22623-CA

A portion of the Northwest quarter of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located North $0^{\circ}04'56''$ West along the section line 755.90 feet and East 56.55 feet from the West quarter corner of Section 33, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 568.85 feet; thence South $89^{\circ}57'46''$ East 588.44 feet; thence South 572.51 feet; thence West 117.99 feet; thence along the arc of a 500.00 foot radius curve to the left 16.67 feet through a central angle of $1^{\circ}54'37''$ (chord: South $89^{\circ}02'42''$ West 16.67 feet); thence North 28.02 feet; thence Southwesterly along the arc of a 528.00 foot radius non-tangent curve (radius bears: South $1^{\circ}48'32''$ East) 99.14 feet through a central angle of $10^{\circ}45'28''$ (chord: South $82^{\circ}48'44''$ West 98.99 feet) to a point of reverse curvature; thence along the arc of a 472.00 foot radius curve to the right 103.52 feet through a central angle of $12^{\circ}34'00''$ (chord: South $83^{\circ}43'00''$ West 103.32 feet); thence West 252.87 feet to the point of beginning.

EXHIBIT B**Permitted Exceptions**

1. Taxes for the year 2005 were EXEMPT under Parcel No. 11-035-0012. (affects this and other property)
2. The herein described property is located within the boundaries of Lehi City and is subject to any and all charges and assessments levied thereunder.
3. Easement in favor of Telluride Power Company for the right to erect, operate and maintain electric power transmission and telephone circuits and appurtenances attached to poles or other supports and necessary fixtures on and over subject property recorded September 1, 1909 as Entry No. 4593, in Book 113, at Page 245.
4. Easement in favor of the Telluride Power Company for the right to erect, operate and maintain electric power transmissions and telephone circuits and appurtenances attached to poles or other supports and necessary fixtures on and over subject property recorded September 1, 1909 as Entry No. 4594, in Book 113, at Page 246.
5. Easement in favor of Utah Power and Light Company for a perpetual easement and right of way for the erection and continued maintenance, repair, alteration, inspection, relocation and replacement of electric transmission, distribution, telephone and telegraph circuits, poles, structures, guy-anchors with the necessary guys, stubs, cross arms, braces and other attachments affixed thereto for the support of said circuits on, under, over through and across a portion of said property, recorded July 27, 1943 as Entry Nos. 7865 and 7866, in Book 377 at Pages 548 and 549.
6. Easement in favor of Utah Power and Light Company for a perpetual easement and right of way for the erection and continued maintenance, repair, alteration, inspection, relocation and replacement of electric transmission, distribution, telephone and telegraph circuits, poles, structures, guy-anchors with the necessary guys, stubs, cross arms, braces and other attachments affixed thereto for the support of said circuits on, under, over, through and across a portion of the subject property, recorded September 11, 1986 as Entry No. 30278, in Book 2338, at Page 524.
7. Any rights, easements, interest or claims which may exist by reason of or reflected by the following facts shown on the survey dated September 21, 2004 by LEI Consulting Engineers & Surveyors, Inc. as follows: (i) Prescriptive easement for the Bull River Ditch. (ii) Headwall diversion structure. (iii) 48" culvert. (iv) Existing barbed wire fence.
8. Boundary line conflict with the adjoining tract along the North line of the land.
9. Subsequent assessments or taxes and any penalties and interest, due to any change in the land usage or loss of exemption.
10. Lack of a right of access to and from the land.