WHEN RECORDED, MAIL TO: Suburban Land Reserve Inc. 5 Triad Center, Suite 330 Salt Lake City, Utah 84180-1127 Attn: Carl Duke T-336853 ENT 18149:2008 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Feb 15 12:33 pm FEE 13.00 BY CM
RECORDED FOR FIRST AMERICAN NCS - SOUTH
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, MAGIC VALLEY CONSTRUCTION, LLC, a Utah limited liability company, whose mailing address is 14587 South 790 West, Unit A Suite 200, Bluffdale, Utah 84065 ("Grantor"), hereby conveys and warrants against all who claim by, through or under it to SUBURBAN LAND RESERVE, INC., a Utah corporation, whose mailing address is 5 Trial Center, Suite 330, Salt Lake City, Utah 84180-1127, all right, title and interest in and to the real property situated in Utah County, State of Utah, and described as follows:

See Exhibit A attached hereto and made a part hereof.

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

SUBJECT TO all matters of record.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15 day of February, 2008.

MAGIC VALLEY CONSTRUCTION, LLC, a Utah limited liability company

By: Lynn Rindlisbacher
Its: member

STATE OF UTAH

:ss

COUNTY OF Salt Lake

On this 15th day of February, 2008, personally appeared before me Lynn Rindlisbacher, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the note of Magic Valley Construction, LLC, a Utah limited liability company, and that he signed the foregoing instrument on behalf of said limited liability company, and that said limited liability company execute with same.

Notary Public
JAY D. THOMPSON
200 East South Temple, Suite 200
Salt Lake City, Utah 84111
My Commission Expires
October 4, 2010
State of Utah

Notary Public Myn

ENT **18149**:2008 PG 2 of 2

EXHIBIT 'A'

File No.:

NCS-336853-PHX1 (nm)

02/15/2008

Property:

Vacant Land, Springville, UT

PARCEL 1:

COMMENCING 1.41 CHAINS NORTH AND 4.20 CHAINS EAST FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20' WEST 5.25 CHAINS; THENCE SOUTH 88° 45' EAST 10 CHAINS; THENCE NORTH 20' EAST 5.25 CHAINS; THENCE NORTH 88° 45' WEST 10 CHAINS TO THE PLACE OF BEGINNING.

TOGETHER WITH ANY LAND LYING NORTHERLY AND EASTERLY OF SAID LAND AND SOUTHERLY AND WESTERLY OF THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED MAY 5, 1999 AS ENTRY NO. 52378 IN BOOK 5074 AT PAGE 712 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPT ANY PORTION OF SAID LAND LYING NORTHERLY OR EASTERLY OF SAID BOUNDARY LINE.

PARCEL 2:

COMMENCING 3.39 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE WEST 5.07 CHAINS; THENCE NORTH 20' EAST 4.94 CHAINS; THENCE SOUTH 88°45' EAST 9.21 CHAINS; THENCE SOUTH 20' WEST 5.25 CHAINS; THENCE NORTH 88°45' WEST 4.15 CHAINS; THENCE NORTH 0.45 OF A CHAIN TO THE PLACE OF BEGINNING.

TOGETHER WITH ANY LAND LYING NORTHERLY OF SAID LAND AND SOUTHERLY OF THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED MAY 5, 1999 AS ENTRY NO. 52378 IN BOOK 5074 AT PAGE 712 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPT ANY PORTION OF SAID LAND LYING NORTHERLY OF SAID BOUNDARY LINE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE RAILROAD RIGHT-OF-WAY.

A.P.N. 26-041-0023, 26-046-0030