

S. P. 2

When recorded, return to:

B and G Foothills, LLC
Attn: Thel W. Casper, Esq.
P.O. Box 51298
Idaho Falls, ID 83405
TAX ID# H-PL

DOC # 20060028100

Special Warranty Deed page 1 of 2
Russell Shirts Washington County Recorder
6/28/06 1:44 PM Fee \$ 12.00 by SOUTHERN UTAH TITLE CO



SPECIAL WARRANTY DEED


For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SUNCOR DEVELOPMENT COMPANY, an Arizona corporation ("Grantor"), hereby grants and conveys to B and G Foothills, LLC, an Idaho limited liability company ("Grantee"), and its successors and assigns, the following real property in fee simple, situated in Washington County, Utah:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject to current taxes, and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record and all other matters that a survey or visual inspection would disclose, the Grantor warrants the title against all acts of the Grantor herein and no other.

Dated this 26th day of June, 2006.

SUNCOR DEVELOPMENT COMPANY,
an Arizona corporation

By: 
Name: Duane S. Black
Title: Executive Vice President & COO

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 26 day of June, 2006, by Duane S. Black, Executive Vice President and Chief Operating Officer of SUNCOR DEVELOPMENT COMPANY, an Arizona corporation, for and on behalf of the corporation.

My commission expires: 4-30-09

Notary Public



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EXHIBIT "A" - LEGAL DESCRIPTION

Beginning at a point which is South 00°28'35" West 747.89 feet along the Center Section Line and North 90°00'00" West 277.59 feet from the North Quarter Corner of Section 4, Township 42 South, Range 14 West of the Salt Lake Base and Meridian, which point is also the Westerly corner of Orgill Inc. boundary, recorded December 30, 2004, as Entry No. 919292, in Book 1701, at Page 2109, Official Washington County Records, in said County, in the State of Utah, and running thence along said property boundary South 24°36'08" East 654.90 feet to a point on the said Center Section Line; thence leaving said Orgill Inc. boundary line to said Center Section Line South 00°28'35" West 553.81 feet to the Northeast Corner of Knollwood Townhomes Phase 1-Amended, Entry No. 489341, in Book 879, at Page 76, Official Washington County Records; thence along the Boundary Line of said Knollwood Townhomes Phase 1-Amended and Knollwood Townhomes Phase 2 in the following eight (8) courses: North 89°32'22" West 137.53 feet; thence North 00°27'36" East 8.79 feet; thence North 89°32'22" West 218.40 feet; thence South 60°39'29" West 193.33 feet; thence South 65°48'07" West 87.85 feet to the Northwest Corner of said Knollwood Townhomes Phase 2; thence South 19°18'31" East 156.71 feet; thence North 70°41'24" East 22.39 feet; thence South 19°18'31" East 177.82 feet to a point on the Northerly Right-of-Way Line of Highway 91 realignment, Entry No. 579572, in Book 1141, at Page 84, Official Washington County Records; thence leaving Knollwood Townhome Phase 2 Boundary Line and along said Northerly Right-of-Way Line in the following two (2) courses; South 70°41'29" West 69.25 feet to the point of curvature of a 650.00 foot radius curve concave to the left; thence Southwesterly 134.37 feet along the arc of said curve, through a central angle of 11°50'39", to a point on the Easterly Right-of-Way Line of Foothills Canyon Drive; thence along said Foothills Canyon Drive Right-of-Way Line in the following four (4) courses North 34°41'35" West 29.65 feet to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 666.09 feet along the arc of said curve, through a central angle of 82°57'57" to the point of reverse curvature of a 1040.00 foot radius curve concave to the left; thence Northwesterly 1025.15 feet along the arc of said curve, through a central angle of 56°28'40" to the point of curvature of a 460.00 foot radius curve concave to the right; thence Northeasterly 102.87 feet along the arc of said curve, through a central angle of 12°48'46"; thence leaving said Right-of-Way line North 90°00'00" East 2.32 feet to the point of beginning.