

Special Warranty Deed Page 1 of 5  
Russell Shirts Washington County Recorder  
07/31/2015 10:34:54 AM Fee \$29.00 By  
KIRTON & MCCONKIE

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.  
c/o Kirk Grimshaw  
Kirton McConkie  
50 E. South Temple Suite 400  
Salt Lake City, UT 84111

Tax Parcel Identification No(s): SG-5-2-27-32011, SG-5-2-33-1100, SG-5-2-34-4101,  
SG-5-2-34-4400, SG-6506

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PROPERTY RESERVE, INC., a Utah nonprofit corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to SUBURBAN LAND RESERVE, INC., a Utah corporation as Grantee the real property located in Washington County, Utah, described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

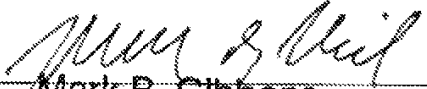
SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (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 included 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.

[SIGNATURE TO FOLLOW]

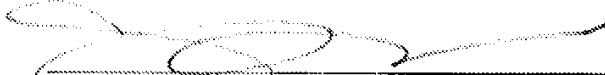
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 31st day of July, 2015.

PROPERTY RESERVE, INC.,  
a Utah nonprofit corporation

By:   
Name: Mark B. Gibbons  
Its: President

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

On this 10<sup>th</sup> day of July, 2015, personally appeared before me Mark B. Gibbons, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah nonprofit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation.

  
\_\_\_\_\_  
Notary Public for Utah

My commission expires: 4/22/2016

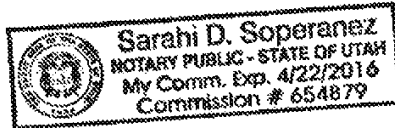


Exhibit A

Legal Description

Beginning at a point on the westerly line of Sandia Road, said point being North 88°37'39" West 30.00 feet along the section line from the South Quarter of Section 27, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 88°37'39" West 2,382.23 feet along the section line more or less to the meander line of the Virgin River;

thence North 44°28'08" East 856.30 feet along said meander line to the south line of Pineview Estates Subdivision Phase 7 Amended;

thence South 89°00'38" East 1,325.76 feet along the southerly line of said Pineview Estates Subdivision Phase 7 Amended to the southwest Corner of Pineview Estates Subdivision Phase 6;

thence South 89°00'29" East 13.18 feet along the southerly line of said Pineview Estates Subdivision Phase 6;

thence South 00°59'33" West 333.00 feet;

thence South 89°00'29" East 316.00 feet;

thence South 00°59'31" West 50.00 feet;

thence South 89°00'29" East 138.01 feet to the westerly line of Sandia Road;

thence South 00°58'52" West 254.25 feet along said westerly line of Sandia Road to the Point of Beginning.

Together with:

Beginning at a point being North 00°50'38" East 1,335.06 feet along the section line from the East Quarter of Section 33, Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence North 88°56'53" West 200.09 feet to the westerly line of Lot 9, said Section 33;

thence North 15°27'53" East 792.68 feet along said westerly line to the north corner of said Lot 9, Section 33;

thence South 00°50'38" West 767.74 feet along the section line to the Point of Beginning.

Together with:

Sectional Lot 1, Section 34, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah.

Together with:

Lots 6, 7, 8, 9, 10, 11, 12, and 13, Block 1, JOSEPH SANDER'S ENTRY in the East one-half of the Northwest Quarter (E1/2NW1/4) of Section 34, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

Together with:

Beginning the Northwest Corner of BLOCK 2, R. MORRIS ENTRY, Northeast Quarter (NE1/4) of Section 34, Township 42 South, Range 15 West, Salt Lake Base and Meridian said

point being South 00°31'50" West 33.40 feet along the center section line and East 16.50 feet from the North Quarter Corner of Section 34 , Township 42 South, Range 15 West, Salt Lake Base & Meridian, and running;

thence South 88°37'42" East 445.94 feet along the northerly line of BLOCK 2, R. MORRIS ENTRY;

thence South 00°20'16" West 611.26 feet;

thence West 447.97 feet to said westerly line of BLOCK 2, R. MORRIS ENTRY;

thence North 00°31'50" East 621.95 feet along said westerly line of BLOCK 2, R. MORRIS ENTRY to the Point of Beginning.

Containing 108.53 acres.

*Ck by JJB 9 July 2015*