

When Recorded Mail To:
Monterey Properties LLC
1620 North 1400 West
Pleasant Grove, UT 84062
BT-19414

Property #:546-2770

SPECIAL WARRANTY DEED

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 **Monterey Properties LLC** , GRANTEE, of 1620 N 1400 W, Pleasant Grove, County of Utah , 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, situated in the County of **Utah**, State of **Utah** more particularly described as follows:

See Exhibit "A" attached hereto

(Tax parcel number: 14:020:0066)

The Real Property is adjacent to property owned by Grantor. This Deed contains a use restriction that states that so long as Grantor owns adjacent Property, the Property shall not be used for: (a) any public or private nuisance; (b) any business, trade or activity which, in the Grantor's opinion, is noxious, unreasonably noisy, or offensive; (c) the making, storing, reading, showing, viewing, playing, listening, renting, selling, transmitting, receiving or distributing of any material, regardless of form or medium, having, in Seller's sole opinion, morally offensive content appealing to prurient interest in sex; (d) the manufacture, storage, sale or consumption of drugs, alcoholic beverages, or tobacco products; (e) any form of gambling or betting; (f) loitering; or (g) any other conduct or condition which is illegal and is not otherwise expressly mentioned above.

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

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.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 29 day of December, 2021.

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

By: *Phillip E. Allison*
Authorized Agent

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

On this 29 day of December, 2021, personally appeared before me Phillip E. Allison personally known to me to be the Authorized Agent 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 CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS; 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.

D. Todd Evans

Notary Public for the State of Utah

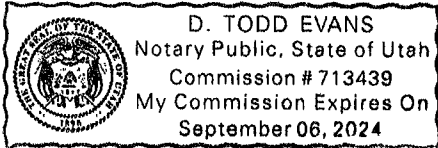


Exhibit "A"

A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 00°01 '02" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER OF SAID SECTION, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF WOODS ACRES PLAT "A" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 9528, SAID POINT ALSO BEING SOUTH 89°34'41" WEST 1518.77 FEET AND NORTH 923.91 FEET, AND NORTH 89°18'50" WEST ALONG SAID NORTH LINE AND A PROLONGATION THEREOF A DISTANCE OF 334.74 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 18, AND RUNNING THENCE NORTH 89°18'50" WEST ALONG SAID NORTH LINE A DISTANCE OF 333.21 FEET TO THE EAST LINE OF FIRWOOD ESTATES PLAT "B" SUBDIVISION, ON FILE WITH THE OFFICE OF THE UTAH COUNTY RECORDER AS MAP NO. 1943; THENCE ALONG SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°52'37" EAST 150.81 FEET, 2) SOUTH 89°07'23" EAST 4.93 FEET, 3) NORTH 00°38'09" EAST 355.41 FEET TO A POINT ON A PROLONGATION THEREOF; THENCE SOUTH 89°07'51" EAST 1.94 FEET; THENCE SOUTH 00°18'13" WEST 28.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1620 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES, 1) SOUTH 89°08'02" EAST 81.20 FEET TO THE POINT OF A 222.00 FOOT RADIUS CURVE TO THE RIGHT, 2) ALONG SAID CURVE A DISTANCE OF 122.28 FEET THROUGH A CENTRAL ANGLE OF 31°33'28" (CHORD BEARS SOUTH 73°21'29" EAST 120.74 FEET) TO THE POINT OF A 278.00 FOOT RADIUS REVERSE CURVE, 3) ALONG SAID CURVE A DISTANCE OF 131.24 FEET THROUGH A CENTRAL ANGLE OF 27°02'55" (CHORD BEARS SOUTH 71 °06'13" EAST 130.03 FEET) TO A POINT ON A FENCE LINE; THENCE SOUTH 00°02'47" EAST ALONG SAID FENCE LINE A DISTANCE OF 404.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 147,598 SQUARE FEET OR 3.388 ACRES, MORE OR LESS.