



EXHIBIT "A"

SPECIAL WARRANTY DEED

Mother's home located in Payson, Utah County, Utah, more particularly described as follows:

Commencing North 86.27 feet from the South East Corner of Lot 4, Block 10, Plat "A", PAYSON CITY SURVEY OF BUILDING LOTS: Thence North 98 feet; thence West 231 feet; thence South 98 feet; thence East 231 feet to beginning.

Payson home located in Utah County, Utah, more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Block 11, Plat "A", Payson City Survey of Building Lots; thence West 231 feet; thence North 75 feet; thence East 231 feet; thence South 75 feet to the place of beginning.

Orem located in Utah County, Utah, more particularly described as follows:

Commencing North 1320 feet and East 455 feet from Southwest corner, Section 13, Township 6 South, Range 2 East, Salt Lake Meridian; North 201.04 feet South 72°58' East 105.84 feet along South bank of Provo Reservoir Canal; South 170.04 feet; West 101.2 feet to beginning. Area .30 of an acre.

Vacant lot located in Orem, Utah County, Utah, more particularly described as follows:

Commencing North 1124 feet and East 126.5 feet from the Southwest corner of Section 13 Township 6 South, Range 2 East, Salt Lake Base and Meridian. Thence East 110 feet, thence North 196 feet, thence West 110 feet. Thence South 196 feet to beginning.

Subject to a boundary line agreement more particularly described as follows:

Commencing at a point located North 0°55'35" West along the Section line 1328.62 feet and North 89°06'25" east 239.36 feet from the Southwest corner of Section 13, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°06'25" East 110.00 feet; thence South 0°49'49" East 196.00 feet; thence South 89°06'25" West 110.00 feet; thence North 0°49'49" West 196.00

feet to the point of beginning. LESS that portion lying within the bounds of 200 South Street and 850 East Street, Orem, Utah.

Salem property located in Utah County, Utah, more particularly described as follows:

Beginning at a point which is South along the Section Line 212.33 feet and East perpendicular to said Section Line 389.09 feet from the Northwest corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence South  $41^{\circ}12'$  East 393.3 feet, thence North  $71^{\circ}12'$  East 207.0 feet, thence North  $32^{\circ}33'$  West 250.0 feet, thence North  $43^{\circ}52'$  West 96.0 feet, thence North  $76^{\circ}32'$  West 113.2 feet, thence South  $80^{\circ}18'$  West 65.2 feet, thence South  $50^{\circ}18'$  West 103.5 feet to the point of beginning, containing a planimetered area of 2.0 acres.

Reserving unto the grantors a Right of Way 25 feet in width along the South East part of above described real property

ALSO: Beginning at a point which is South along the Section Line 212.33 feet and East perpendicular to said Section Line 389.09 feet from the Northwest corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence South  $16^{\circ}13'$  West 174.3 feet, thence South  $48^{\circ}47'$  East 255.0 feet, thence North  $71^{\circ}12'$  East 122.5 feet, thence North  $41^{\circ}12'$  West 393.3 feet to the point of beginning, containing a planimetered are of 1.0 acres.

Reserving unto the grantors a Right of Way 25 feet in width along the South East part of above described real property, more particularly described as follows:

Beginning at the intersection of a fence line and the easterly line of Zero East-West Street, which point is South 544.847 feet and East 241.321 feet (Based on the Utah State Coordinate System, Central Zone) from the Northwest Corner of Section 18, Township 9 South, Range 3 East, Salt Lake Base and Meridian. Thence Northwesterly around the periphery of a 2831.790 feet radius curve concave easterly 56.857 feet, thence North  $88^{\circ}43'08''$  East 299.731 feet, thence South  $89^{\circ}58'11''$  East 333.643 feet, thence Northeasterly around the periphery of a 294.000 feet radius curve concave Northerly 138.544 feet, thence Easterly around the periphery of a 233.890 feet radius curve concave Southerly 226.773 feet; thence South  $61^{\circ}25'03''$  east 114.798 feet to a fence line, thence South  $0^{\circ}40'30''$  East along said fence line 64.188 feet, thence North  $61^{\circ}25'03''$  West 146.170 feet, thence Westerly around the periphery of a 177.890 feet radius curve concave Southerly 172.477 feet,

thence Southwesterly around the periphery of a 350.000 feet radius curve concave Northerly 164.934 feet, thence North 89°58'11" West 333.000 feet to a fence line, thence South 88°43'08" West along said fence line 289.260 feet to the point of beginning. Containing 1.427 acres.

Together with .04 cfs underground water right (well right) identified as water user's claim No. 51-2859, application No. 33305-97106, certificate No. 9399.