

When Recorded Mail To:
HG Mountain Grove L.L.C.
1082 West Dutch Lane
Kaysville, UT 84037
BT-19643

Property #:586-7190

SPECIAL WARRANTY DEED

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, formerly known as CORPORATION OF THE PRESIDING BISHOP OF 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 HG Mountain Grove L.L.C., a Utah limited liability company, GRANTEE, of 1082 West Dutch Lane, Kaysville, UT 84037 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, and more particularly described as follows:

Commencing at a point located South 89°54'25" West along the Section line 502.76 feet and North 922.21 feet from the South quarter corner of Section 2, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence West 349.35 feet to a chain link fence line; thence North 00°13'56" East along an existing chain link fence 834.19 feet to the Northerly boundary line of Orem High School & Seminary Subdivision Plat "A"; thence along said boundary line North 89°54'34" East along 1430 North Street 351.47 feet; thence South 00°22'37" West along 400 East Street 834.75 feet to the point of beginning.

(Tax parcel number: 17:005:0068)

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, excepts and retains Mineral Rights. For purposes of this instrument, "Mineral Rights" include, whether on, in or under the premises, all of the following--minerals, whether common or precious; coal; carbons; hydrocarbons; oil; gas; petroleum; chemical elements and substances whether in solid, liquid or gaseous form; and steam and all sources of geothermal energy. In the event all or part of the Mineral Rights have been reserved or severed previously from the surface estate, grantor hereby reserves, excepts and retains all of the Mineral Rights not previously reserved and reserves, excepts and retains its after-acquired title to all of the Mineral Rights to the extent that prior reservations thereof are released or abandoned after the date of this conveyance.

Additionally, to the fullest extent allowable under applicable law, Grantor specifically reserves all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name by its authorized agent, this 15 day of April, 2022.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole fka CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole

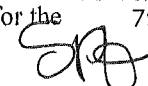
By: David K. Stapley
Authorized Agent

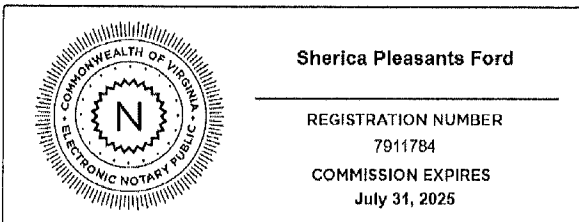


STATE OF VIRGINIA)
 :SS
COUNTY OF HANOVER)

On this 15TH day of April, 2022, personally appeared before me David K. Stapley, personally known to me to be the Authorized Agent of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, fka CORPORATION OF THE PRESIDING BISHOP 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.

Sherica Pleasants Ford
Notary Public for the 7911784
State of ~~Utah~~ 



Sherica Pleasants Ford
7911784
Comission Expires: 07/31/2025