

Recording Requested by:  
First American Title Insurance Company  
327 South 500 East  
American Fork, UT 84003  
(801)763-8676

AFTER RECORDING RETURN TO:  
B/B/B Design & Construction, Inc.  
358 Steep Mountain Drive  
Draper, UT 84020

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## SPECIAL WARRANTY DEED

Escrow No: **321-5305724 (LL)**  
A.P.N.: **34-042-0066/34-042-0067**

**BBS Family, LLC; and Brit W. Server and Bridgette B. Server, husband and wife, as joint tenants**, Grantor, of **Alpine , Utah** County, State of **Utah**, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

**B/B/B Design & Construction, Inc.**, Grantee, of **Provo , Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

**See Attached legal description Exhibit "A" made apart hereto.**

**\*\*Together with a perpetual easement for pedestrian use, access and the maintenance of a bridge over and across combined parcel 3 and 4 attached hereto as exhibit "B" that borders Parcel 5 and combined parcel 3 and 4 giving access to the owner of Parcel 5\*\***

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2010** and thereafter.

Witness, the hand(s) of said Grantor(s), this **June** \_\_\_\_\_, **2010** .

BBS Family, LLC,

*Brit W. Server* Manager

Brit W. Server, Manager

*Brit W. Server*

Brit W. Server

*Bridgette B. Server* Manager

Bridgette B. Server, Manager

*Bridgette B. Server*

Bridgette B. Server

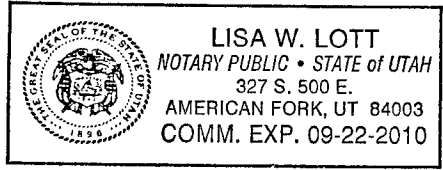
STATE OF UTAH )  
 )ss.  
County of UTAH )

On June 11, 2010, before me, the undersigned Notary Public, personally appeared **Brit W. Server, Manager and Bridgette B. Server, Manager of BBS Family, LLC, and Brit W. Server and Bridgette B. Server, husband and wife, as joint tenants**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-22-10

*[Signature]*  
Notary Public



## EXHIBIT "A"

## AMENDED PARCEL 2

Commencing at the Southwest corner of Lot 28, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence North 54°00'00" West 219.11 feet; thence North 35°02'04" East along the Westerly bank of a creek 85.99 feet; thence North 11°09'26" East along the Westerly bank of said creek 30.54 feet; thence North 89°00'12" East 209.89 feet; thence South 08°00'06" East 55.06 feet; thence South 07°04'04" East 103.61 feet; thence along the arc of a 202.00 foot radius curve to the left 134.66 feet (chord bears South 55°05'51" West 132.18 feet) to the point of beginning.

## COMBINED PARCEL 3 AND PARCEL 4

Commencing at a point located North 54°00'00" West 219.11 feet from the Southwest corner of Lot 28, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence North 54°00'00" West 177.50 feet; thence North 49°19'25" East 269.05 feet; thence along the Westerly bank of a creek as follows: South 21°18'36" East 47.46 feet, South 25°15'05" East 31.03 feet, South 02°17'31" West 12.70 feet; thence South 23°17'43" West 76.73 feet, South 11°09'26" West 54.71 feet, South 35°02'04" West 85.99 feet to the point of beginning.

## AMENDED PARCEL 5

Commencing at the Northeast corner of Lot 27, Plat "A", Alpine Estates Subdivision, Alpine, Utah; thence South 85.79 feet; thence North 27°45'09" West 70.08 feet; thence South 59°59'11" West 77.57 feet; thence North 81°14'11" West 31.92 feet; thence South 76°08'43" West 43.80 feet; thence South 37°16'49" West 41.39 feet; thence South 01°41'23" East 18.44 feet; thence South 38°21'32" West 43.67 feet; thence South 01°48'48" East 28.60 feet; thence South 08°00'06" East 8.73 feet; thence South 89°00'12" West 209.89 feet to a point on the Westerly bank of a creek; thence along the Westerly bank of said creek as follows: North 11°09'26" East 24.17 feet, North 23°17'43" East 76.73 feet, North 02°17'31" East 12.70 feet, North 25°15'05" West 31.03 feet, North 21°18'36" West 47.46 feet; thence North 49°19'25" East 20.57 feet; thence North 89°42'21" East 412.74 feet to the point of beginning.

**EXHIBIT "B"**

(COMBINED PARCELS 3 AND 4)

COMMENCING AT A POINT LOCATED NORTH 54°00'00" WEST 219.11 FEET FROM THE SOUTH WEST CORNER OF LOT 28, PLAT "A" ALPINE ESTATES SUBDIVISION, ALPINE, UTAH; THENCE NORTH 54°00'00" WEST 177.50 FEET; THENCE NORTH 49°19'25" EAST 269.05 FEET; THENCE ALONG THE WESTERLY BANK OF A CREEK AS FOLLOWS: SOUTH 21°18'36" EAST 47.46 FEET, SOUTH 25° 15'05" EAST 31.03 FEET, SOUTH 02°17'31" WEST 12.70 FEET; THENCE SOUTH 23°17'43" WEST 76.73 FEET, SOUTH 11°09'26" WEST 54.71 FEET, SOUTH 35°02'04" WEST 85.99 FEET TO THE POINT OF BEGINNING.