

WHEN RECORDED, MAIL TO:

City of Saratoga Springs
Attn: Mark Christensen, City Manager
1307 N. Commerce Drive
Suite 200
Saratoga Springs, UT 84045

FAT NCS-1120106-1

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 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, as Grantor, grants, conveys and warrants against all who claim by, through, or under Grantor, and not otherwise, to the CITY OF SARATOGA SPRINGS, a Utah municipal corporation, as Grantee, the real property located in Utah County, Utah described as follows (the "Property"):

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

RESERVING specifically unto Grantor (which rights are not transferred to Grantee), all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies.

FURTHER RESERVING UNTO GRANTEE (i) 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 (ii) all other subsurface rights of any and all kinds.

[SIGNATURES TO FOLLOW]

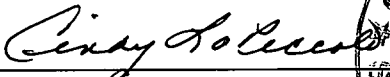
ACCEPTED BY:

CITY OF SARATOGA SPRINGS, UTAH



Mark Christensen, City Manager

Attest:



Cindy LoPiccolo, City Recorder

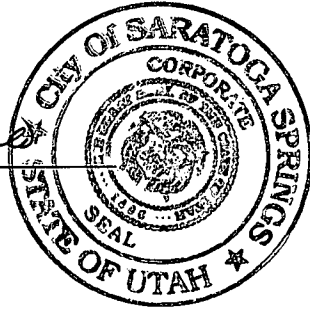


Exhibit A

(Legal Description of the Property)

PARCEL 1 – Right of Way (Foothill Boulevard)

A parcel of land in fee, incident to the construction of Foothill Boulevard, said parcel situate in Section 27 and the north half of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at a point in the existing southerly right of way line of Pony Express Parkway, which is 84.25 feet S.89°41'54"E. along the Section Line, 31.35 feet SOUTH from the North Quarter Corner of said Section 27; and running thence along said existing southerly right of way line the following eight (8) courses and distances; (1) S.00°11'52"W. 3.65 feet; (2) S.38°43'06"E. 31.86 feet; (3) N.89°33'21"E. 140.00 feet; (4) N.38°46'09"E. 32.27 feet; (5) NORTH 3.60 feet; (6) N.89°33'21"E. 463.85 feet; (7) N.89°55'42"E. 101.79 feet; (8) S.89°41'57"E. 251.59 feet; thence S.88°16'40"W. 726.81 feet; thence S.89°33'03"W. 87.28 feet; thence S.45°01'26"W. 32.79 feet; thence S.00°29'49"W. 484.93 feet; thence S.04°05'11"W. 346.14 feet to a point of curvature with a 1,185.00-foot radius curve to the right; thence southerly 321.10 feet along the arc of said curve (Note: Chord to said curve bears S.11°50'56"W. 320.12 feet, with a Central Angle of 15°31'31") to a point of compound curvature with a 2,348.00-foot radius curve to the right; thence southwesterly 777.84 feet along the arc of said curve (Note: Chord to said curve bears S.29°06'07"W. 774.29 feet, with a Central Angle of 18°58'51") to a point of tangency; thence S.38°35'33"W. 514.73 feet to a point of curvature with a 1,892.00-foot radius curve to the left; thence southerly 1275.36 feet along the arc of said curve (Note: Chord to said curve bears S.19°16'53"W. 1251.35 feet, with a Central Angle of 38°37'19") to a point of tangency; thence S.00°01'47"E. 125.79 feet; thence N.89°58'13"E. 17.00 feet; thence S.00°01'47"E. 115.00 feet; thence S.89°58'13"W. 11.88 feet; thence SOUTH 38.09 feet; thence SOUTH 1,462.16 feet to a point on the north line of Suburban Land Reserve Inc., parcel number 58-041-0233; thence WEST 55.03 feet along said north line to the northwest corner of said Suburban Land Reserve Inc. which a point in a 1,900.00-foot radius non-tangent curve to the right (Note: Radius bears S.87°57'26"W.); thence southerly 305.38 feet along the westerly line of said Suburban Land Reserve Inc. and the arc of said curve (Note: Chord to said curve bears S.02°33'42"W. 305.05 feet, with a Central Angle of 9°12'32") to a point of tangency; thence S.07°09'58"W. 147.66 feet along the westerly line of said Suburban Land Reserve Inc. to a point of curvature with a 1,910.00-foot radius curve to the left; thence southerly 238.88 feet along the westerly line of said Suburban Land Reserve Inc. and along the arc of said curve (Note: Chord to said curve bears S.03°34'59"W. 238.73 feet, with a Central Angle of 7°09'58") to a point of tangency; thence NORTH 2,189.71 feet; thence S.89°58'13"W. 36.12 feet; thence N.00°01'47"W. 97.00 feet; thence N.89°58'13"E. 33.00 feet; thence N.00°01'47"W. 143.79 feet to a point of curvature with a 1,992.00-foot radius curve to the right; thence northerly 1342.77 feet along the arc of said curve (Note: Chord to said curve bears N.19°16'53"E. 1317.49 feet, with a Central Angle of 38°37'19") to a point of tangency; thence N.38°35'33"E. 514.73 feet to a point of curvature with a 2,248.00-foot radius curve to the left; thence northeasterly 760.02 feet along the arc of said curve (Note: Chord to said curve bears N.28°54'25"E. 756.41 feet, with a Central Angle of 19°22'16") to a point of compound curvature with a 1,043.00-foot radius curve to the left; thence northerly 340.86 feet along the arc of said curve (Note: Chord to said curve bears N.09°51'33"E. 339.34 feet, with a Central Angle of 18°43'28") to a point of tangency; thence N.00°29'49"E. 727.23 feet; thence N.44°58'34"W. 70.12 feet; thence S.89°33'03"W. 443.60 feet;

thence N.89°10'34"W. 499.77 feet; thence N.00°26'57"W. 15.21 feet to a point in the existing southerly right of way line of said Pony Express Parkway; thence N.89°33'21"E. 951.95 feet to the point of beginning.

Contains: 619,929 square feet, or 14.232 Acres.

Also:

PARCEL 5 – Right of Way (Pump Station and Detention Pond)

A parcel of land in fee, incident to the construction of Foothill Boulevard, said parcel situate in the Northeast Quarter of Section 27, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at a point which is 722.47 feet S.89°41'54"E. along the Section Line, and 651.55 feet SOUTH from the North Quarter Corner of said Section 27; and running thence N.82°33'54"E. 202.98 feet to a point in a 300.00-foot radius non-tangent curve to the right (Note: Radius bears S.65°05'14"W.); thence southerly 110.44 feet along the arc of said curve (Note: Chord to said curve bears S.14°21'59"E. 109.82 feet, with a Central Angle of 21°05'35") to a point of tangency; thence S.03°49'12"E. 472.77 feet; thence S.88°49'42"W. 220.01 feet; thence N.04°07'05"W. 278.82 feet; thence S.89°12'12"W. 230.00 feet; thence N.00°47'48"W. 194.00 feet; thence N.89°12'12"E. 218.74 feet; thence N.04°07'05"W. 84.63 feet to the point of beginning.

Contains: 168,878 square feet, or 3.877 Acres.

Also:

PARCEL 13 – Right of Way (Canton Ridge North Secondary Access)

A parcel of land in fee, incident to the construction of Foothill Boulevard, said parcel situate in the Northwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Utah County, State of Utah. The Boundaries of said parcel of land are described as follows:

Beginning at a point which is 205.17 feet N.00°28'20"E. along the Section Line, and 736.07 feet East from the West Quarter Corner of said Section 34; and running thence N.89°59'55"E. 904.11 feet; thence N.44°59'58"E. 35.36 feet; thence SOUTH 34.42 feet to a point of curvature with a 3,100.00-foot radius curve to the left; thence southerly 200.71 feet along the arc of said curve (Note: Chord to said curve bears S.01°51'17"E. 200.68 feet, with a Central Angle of 3°42'35") to the Quarter Section Line; thence N.89°50'07"W. 935.61 feet along the Quarter Section Line; thence N.00°00'02"W. 207.28 feet to the point of beginning.

Contains: 194,582 square feet, or 4.467 Acres.

