

When Recorded, Return To:

David E. Gee
Parr Waddoups, Brown, Gee & Loveless
185 South State Street #1300
Salt Lake City, UT 84111

Send Tax Notices To:

c/o The Boyer Company, L.C.
90 South 400 West Suite 200
Salt Lake City, Utah 84101

ENTRY NO. 00861941

12/31/2008 04:40:26 PM B: 1961 P: 1935
Warranty Deed PAGE 1/3
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 19.00 BY PARR WADDOUPS BROWN GEE & LOVELESS



Tax Parcel No.: _____

(space above for recorders use only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, SUBURBAN LAND RESERVE, INC., a Utah corporation (“Grantor”), hereby conveys and warrants against all who claim by, through, or under it to BOYER SNYDERVILLE JUNCTION, L.C., a Utah limited liability company, whose address is 90 South 400 West, Suite 200, Salt Lake City, Utah 84101 (“Grantee”), the real property (the “Real Property”) located in Summit County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon.

SUBJECT TO future taxes and assessments and all matters of record.

RESERVING specifically unto Grantor all water and water rights, including shares of stock in water companies, 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 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 Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[signature and acknowledgement to follow]

Exhibit A

(Legal Description of the Real Property)

LOT 1 OF THE KIMBALL JUNCTION SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY NUMBER 00861937.

Affects APN's: PP-62
PP-81
PP-52-2
PP-81-G-1
PP-82