

WHEN RECORDED, MAIL TO:

Callister Nebeker & McCullough  
10 East South Temple, Suite 900  
Salt Lake City, Utah 84133  
Attn: Steven L. Ingleby

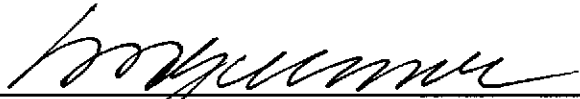
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PARCEL NO.: PP-27-A-1, PP-26-A-1

**SPECIAL WARRANTY DEED**

SIV GILLMOR, CHARLES F. GILLMOR, JENNIFER GILLMORE, and REBECCA GILLMORE, of Salt Lake City, Salt Lake County, State of Utah ("Grantors") hereby CONVEY and WARRANT, against all claiming by, through or under Grantors, to G-BAR VENTURES, LLC, a Utah limited liability company, whose address is 3819 South 2000 East, Salt Lake City, Utah 84109 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the tract of land located in Summit County, State of Utah, more particularly described on Exhibit A attached hereto.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed on the 22 day of March, 2010.

  
SIV GILLMOR

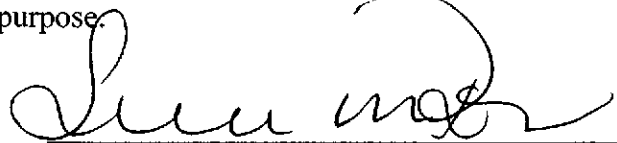
  
CHARLES F. GILLMOR

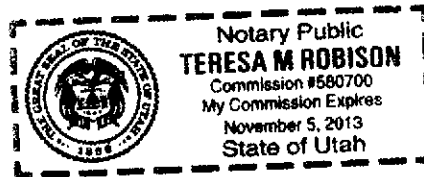
  
JENNIFER GILLMOR

  
REBECCA GILLMOR

STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )


On the 22 day of March, 2010, personally appeared before me Siv Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated purpose.

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 22 day of March, 2010, personally appeared before me Charles F. Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated purpose.

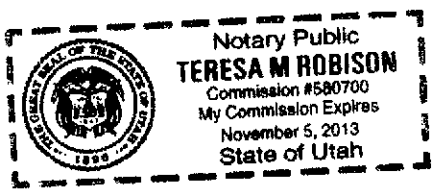
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

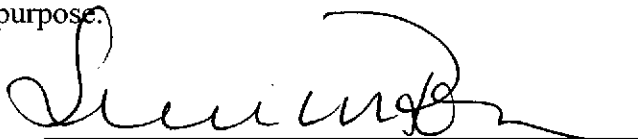
On the 22 day of March, 2010, personally appeared before me Jennifer Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated purpose.

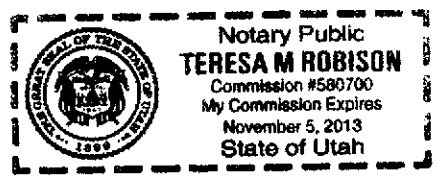
  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF UTAH )  
 : ss.  
COUNTY OF SALT LAKE )

On the 22 day of March, 2010, personally appeared before me Rebecca Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated purpose.

  
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NOTARY PUBLIC



## EXHIBIT A

(Property Description)

### Clark Ranch

The east 220.00 feet of the Southeast Quarter and the east 220.00 feet of the Southeast Quarter of the Northeast Quarter of Section 11, together with the East half of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter and the West half of the Southwest Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian,

Less and excepting a portion more particularly described as:

Commencing at the West Quarter corner of Section 12, Township 2 South, Range 4 East, and running thence North 1 36' West, a distance of 1329.75 feet, constituting the point of beginning for this description; thence South 89 23'28" East, a distance of 567.77 feet; thence South, a distance of 2335 feet; Thence West, a distance of 857.65 feet; thence North 3 29'6" East, a distance of 1021 feet; thence North 1 36' West, a distance of 1322.25 feet; thence East, a distance of 264.77 feet to the point of beginning.

Containing the total acreage held by the estate less the 44.0 acres, more or less, of the exception; Part of Parcel No. PP-27-A-1; Part of Parcel No. PP-26-A-1.

### Easements

Together with all right, title and interest in the following described easements:

A roadway and stock trail easement over the Minority Heirs' Clark Ranch Property on the unimproved road, which enters the Minority Heirs' portion of Clark Ranch from the North line of the Minority Heirs' Clark Ranch property and traverses the Minority Heirs' property in a southeasterly direction

All right, title, and interest in a roadway and stock trail easement more particularly described as:

Twenty five feet each side of a centerline described as follows:

Beginning at a point 25 feet South of the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 2, Township 2 South, Range 5 East, Salt Lake Base & Meridian; thence East approximately  $\frac{3}{4}$  of a mile to a point 25 feet West of the East Section line of said Section 2, thence South approximately  $\frac{1}{2}$  mile (more or less, but reaching Section 11, Township 2 South, Range 5 East, Salt Lake Base & Meridian) to the Southeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 11.