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Alan Spriggs, Summit County Utah Recorder

03/23/2010 12:12:19 PM Fee \$25.00

By CALLISTER NEBEKER & MCCULLOUGH

Electronically Recorded by Simplifile

WHEN RECORDED, MAIL TO:

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

PARCEL NO.: NS-695

### 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.

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

  
SIV GILLMOR

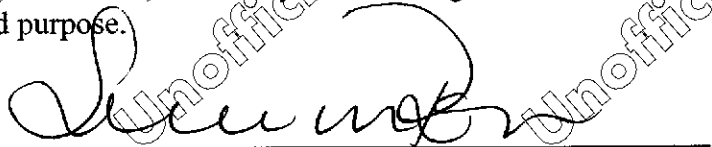
  
CHARLES F. GILLMOR

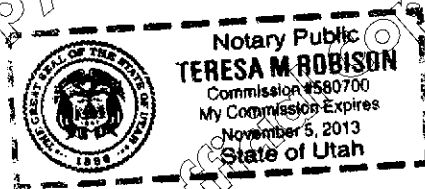
  
JENNIFER GILLMOR

  
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.

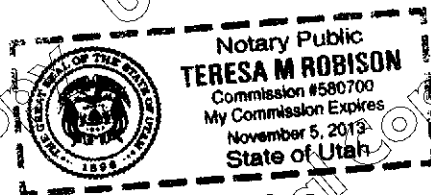
  
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NOTARY PUBLIC



STATE OF UTAH  
 : ss.  
COUNTY OF SALT LAKE )

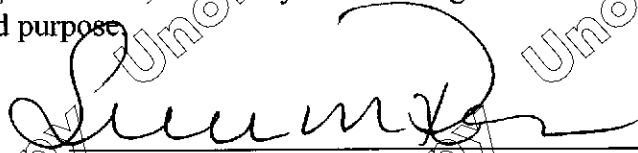
On the 22 day of March, 2010, personally appeared before me Charles F. Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated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

  
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NOTARY PUBLIC



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

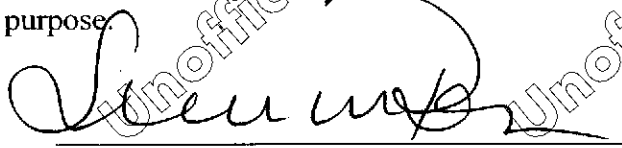
On the 22 day of March, 2010, personally appeared before me Jennifer Gillmor, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed on the preceding document, who duly acknowledged to me that she executed the same voluntarily for its stated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

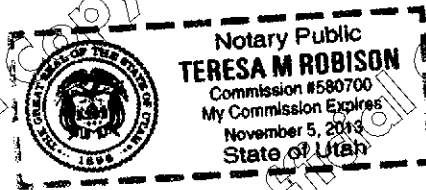
  
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NOTARY PUBLIC



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)

**Meadow Hayfield**

The Southeast Quarter of Section 4, Township 2 North, Range 7 East, Salt Lake Base and Meridian; the South Half of the Northeast Quarter of said Section 4; the Northeast Quarter of the Southwest Quarter of said Section 4; the Southeast Quarter of the Northwest Quarter and Lots 1, 2 and 3 of said Section 4,

Less and excepting five exceptions more particularly described as:

Exception 1. That portion of the Newton Sheep Company parcel that would otherwise be included in this legal description, comprised approximately of the East 113 feet of the Newton Sheep Company parcel, Parcel No. NS-697; and

Exception 2. Two parcels owned by Jean Ann and Lonnie Roy Jacobsen parcels containing 12.18 acres, more or less, and 1.98 acres, more or less, respectively, Parcel Nos. NS-698-A and NS-698-C respectively; and

Exception 3. The Union Pacific Resources Company parcel containing 0.246 acres, more or less, Parcel No. NS-695-A; and

Exception 4. The Chalk Creek Road as it traverses the Majority Heirs' Meadow property; and

Exception 5 (the Portion of the Property Awarded to the Minority Heirs).

Beginning at the Northwest Corner of Lot 3, Section 4, Township 2 North, Range 7 East, Salt Lake Base and Meridian; running thence South, along the West line of the said Lot 3, a distance of 1308.12 feet to the Southwest Corner of Lot 3; Thence South, along the West line of the Southeast Quarter of the Northwest Quarter of said Section, a distance of 1,320.00 feet to the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section; Thence South, along the West line of the Northeast Quarter of the Southwest Quarter, a distance of 1,320.00 feet to the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section; Thence East, along the South line of the Northeast Quarter of the Southwest Quarter, a distance of 943.00 feet; Thence North, a distance of 3,935.16 feet to the North Section line of Section 4; Thence West, along the North Section line of Section 4, a distance of 943.00 feet more or less to the Point of Beginning,

Containing 332.408 Acres, more or less; Part of Parcel No. NS-695.

Water Rights

Together with 80% of the water rights in Chalk Creek, including without limitation 80% of the decreed water rights, 80% of the shares of water stock in Pineview Irrigation Company, and 80% of the shares of water stock in Chalk Creek Hoytsville Water Users Corporation.

Easements

Together with a roadway and stock trail easement over the existing gravel roads located on the Minority Heirs' Meadow Hayfield property.