

CTC # Courtesy
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Provo, Utah 84058

ENT 89764:2001 PG 1 of 8
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2001 Sep 05 3:31 pm FEE 49.00 BY AB
RECORDED FOR CENTURY TITLE

MAIL TAX NOTICE TO: Grantee

ACCOMMODATION RECORDING

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Space above this line for recording data.

WARRANTY DEED

RICHARD W. DAVIS AND BEVERLY B. DAVIS

GRANTOR(S)

of Provo, County of Utah, State of UTAH

Hereby *Convey(s)* and *Warrant(s)* to

BJBD, L.C.

GRANTEE(S)

of Provo, State of Utah , STATE OF UTAH

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN *UTAH* COUNTY, STATE OF UTAH, to-wit:

See Attached Exhibit "A"

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2001 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS May 21, 2001.

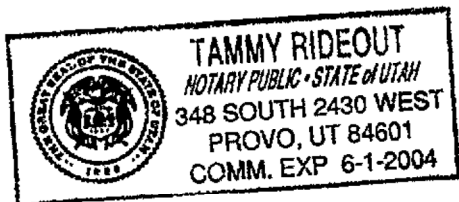
Richard W. Davis
Richard W. Davis

Beverly B. Davis
Beverly B. Davis

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the May 21, 2001 personally appeared before me Richard W. Davis and Beverly B. Davis signers of the within instrument, who duly acknowledged to me that they executed the same.

Tammy Rideout
NOTARY PUBLIC



Parcel 1

----- Taxing Description: -----
 COM. AT PT E 1334.8 FT & S 1331.29 FT FR NW COR SEC 11, T6S R2E, SLM; (SD PT OF
 BEG IS DESC AS BEING COM. AT INTERSEC OF GRANTOR'S S FENCE LINE & W BDRY OF A RO
 AD. SD PT BEING 1342.46 FT S & 1314 FT E FR NW COR SEC 11); S 89 47' W 132 FT; N
 49.90 FT; S 89 29' E 132.01 FT; S 48.20 FT TO BEG. AREA .15 OF ACRE M OR L.

17:049:041

Parcel 2

BEGINNING AT A POINT WHICH IS EAST 1334.8 FEET AND SOUTH 1331.29
 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 6 SOUTH,
 RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, (SAID POINT OF
 BEGINNING IS DESCRIBED OF RECORD AS BEING COMMENCING AT THE
 INTERSECTION OF THE GRANTORS SOUTH FENCE LINE AND THE WEST
 BOUNDARY OF A ROAD, SAID POINT BEING 1342.46 FEET SOUTH AND
 1314.0 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 11);
 THENCE SOUTH 89 DEGREES 47' WEST 132.00 FEET ALONG EXISTING
 FENCE; THENCE NORTH 49.90 FEET ALONG EXISTING FENCE; THENCE
 SOUTH 89 DEGREES 29' EAST 132.01 FEET ALONG EXISTING FENCE;
 THENCE SOUTH 48.20 FEET TO THE POINT OF BEGINNING.

Parcel 3

----- Taxing Description: -----
 COM 2060.4 FT E AND 19.88 FT S FR W 1/4 COR OF S21 T6S R2E, SLBM; N 89 DEG 20' E
 258.25 FT; S 0 DEG 40' E 100 FT; N 89 DEG 21' E 65.64 FT; ALONG ARC OF 3424 FT
 RAD CUR L (CHD S 25 DEG 52' 29" E 358.63 FT; S 88 DEG 58' W 247.85 FT; N 28 DEG 56'
 W 483.55 FT TO BEG. AREA 2.47 ACRES.

18:027:0033

Parcel 4

----- Taxing Description: -----
 COM W 132.25 FT & S 3118.38 FT FR N 1/4 COR SEC 21, T6S, R2E, SLM; N 88 DEG 59' W
 50 FT; S 1 DEG 01' W 10 FT; S 88 DEG 59' E 56 FT; NWLY 12 FT M OR L; N 29 DEG 56'
 48" W 11.66 FT TO BEG. AREA .01 ACRE.

18:027:0041

Parcel 5

See next page

SCHEDULE A

PARCEL 3: Beginning at a point on the Northerly Fence line of the lands of Richard W. Davis and Beverly E. Davis, said point being West along the Section line 132.45 feet and South 3118.38 feet from the North Quarter Corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 85 Deg. 59' West along said Fence line 33.94 feet; thence Southeasterly 68.15 feet along the arc of a curve concave to the West, having a radius of 3454.04 feet, whose chord bears South 27 Deg. 16' 53" East 68.15 feet; thence North 88 Deg. 59' West 205.38 feet, more or less, to a fence line on the Easterly line of the land; of Denver and Rio Grande Western Railroad; thence South 27 Deg. 19' East along said fence line 937.70 feet, more or less, to a fence line; thence South 88 Deg. 56' East along said fence line 309.41 feet to a fence line on the Westerly right of way of a State Highway (U.S. Highway I-15); thence North 31 Deg. 02' West along said fence line 807.30 feet to a P.C. of a curve concave Easterly having a GL radius of 3274.04 feet; thence from the P.C. of said curve along a local chord bearing North 29 Deg. 26' West 234.73 feet to the point of beginning.

LESS AND EXCEPTING therefrom an undivided 1/2 interest in the following: Beginning at a fence corner on the West right-of-way line of U.S. Highway I-15, said point being West 132.25 feet and South 3118.38 feet from the North Quarter Corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 88 Deg. 59' West 50.00 feet along a fence line; thence South 1 Deg. 01' West 10.00 feet; thence South 88 Deg. 59' East 56.00 feet, more or less, to the aforesaid West right-of-way fence line of U.S. Highway I-15; thence Northwesterly 12.00 feet, more or less, along said fence line to the point of beginning, as conveyed in Warranty Deed recorded April 21, 1980, as Entry No. 14376, in Book 1829, at Page 515, records of Utah County, Utah.

TOGETHER WITH a permanent easement for a roadway across the following described property, located in the County of Utah, State of Utah, to-wit:

An easement thirty feet (30) in width along the East boundary of the Grantor's property parallel with the highway right-of-way line of Interstate I-15, being more particularly described as follows: Beginning at a iron pin on the Westerly fence line of U.S. Highway I-15, Orem, Utah, which point is West 132.45 feet along the Section line and South 3118.38 feet from the North Quarter Corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence Northwesterly 348.21 feet along said Westerly fence line along the arc of a curve concave to the East, having a radius of 3424.04 feet, through an angle of 5 Deg. 49' 36", whose chord bears North 24 Deg. 03' 41" West 348.06 feet; thence South 89 Deg. 21' West 32.01 feet; thence Southeasterly 346.53 feet along the arc of a curve concave to the East, having a radius of 3454.04 feet, through an angle of 5 Deg. 44' 54", whose chord bears South 23 Deg. 50' 11" East 346.39 feet to a fence line; thence South 88 Deg. 59' East 33.93 feet along said fence line to the point of beginning. As contained in that certain Easement, dated August 16, 1984, recorded August 21, 1984, as Entry No. 24954, in Book 2158, at page 300 of official records.

Parcel 6

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----- Taxing Description: -----

COM W 132.45 FT AND S 3118.38 FT AND N 88 DEG 59' W 33.93 FT FR N 1/4 COR OF S21 T6S R2E, SLBM; N 88 DEG 59' W 205.43 FT; S 27 DEG 19' E 68.17 FT; S 88 DEG 59' E 205.38 FT; NWLY 68.15 FT ALONG ARC OF CURVE CONCAVE TO EAST, HAVING RADIUS OF 3454.04 FT THROUGH ANGLE OF 1 DEG 07'50" WHOSE CHORD IS N 27 DEG 16'53" W 68.15 FT TO BEG.

18:027:0042

Parcel 7

----- Taxing Description: -----

COM W 132.25 FT & S 3118.38 FT FR N1/4 COR SEC 21, T6S, R2E, SLM; N 88 DEG 59' W 34.13 FT; 68.15 FT ALONG ARC OF 3454.04 FT RAD CUR L (CHD S 27 DEG 16' E 68.15 FT); N 88 DEG 59' W 205.38 FT; S 27 DEG 19' E 938.83 FT; S 88 DEG 59' E 308.9 FT; N 3 1 DEG 02' W 807.30 FT; 234.73 FT ALONG ARC OF 3274.04 FT RAD CUR R (CHD N 29 DEG 26' W 234.73 FT) TO BEG. AREA 5

18:030:0001

Parcel 8

----- Taxing Description: -----

COM N 89-24'56"E 318.13 FT & N 867.59 FT FR S1/4 COR OF SEC 21, T6S, R2E, SLM; N 28-44'15"W 501.14 FT; N 89-25'13"E 309.17 FT; S 32-54'10"E 518.95 FT; S 88-52'5 3"W 350.17 FT TO BEG. AREA 3.341 AC.

18:030:0002

Parcel 9

----- Taxing Description: -----

COM N 711.15 FT & W 26.8 FT FR E 1/4 COR. SEC. 22, T6S, R2E, SLB&M.; S 86 DEG 11 '31"W 139.52 FT; N 0 DEG 39'18"W 94.5 FT; S 89 DEG 57'30"E 137.99 FT; S 1 DEG 33 '0"E 85.15 FT TO BEG. AREA 0.286 AC.

18:039:0070

Parcel 10

----- Taxing Description: -----
 COM S 31.18 CHS FR NW COR OF NW 1/4 SEC 23, T6S, R2E, SLM; S 147.5 FT; E 199.8 FT; N 147.5 FT; W 199.8 FT TO BEG. AREA .68 AC. ALSO: COM N 440.54 FT & E 20.49 FT FR W1/4 COR SEC 23, T6S, R2E, SLM; N 20.4 FT; E 170 FT; S 21.59 FT; N 89 DEG 45'18"W 170 FT TO BEG. AREA .08 AC. TOTAL AREA .76 AC.

18:048:0002

Parcel 11

----- Taxing Description: -----
 COM N 2340.07 FT & W 1599.25 FT FR S1/4 COR SEC 27, T6S, R2E, SLM; S 89 DEG 08'E 138.18 FT; S 48 DEG 25'E 84.5 FT; S 36 DEG 28'E 355.97 FT; N 88 DEG 48'W 185.05 FT; S 00 DEG 30'E 355.97 FT; N 88 DEG 52'W 5.5 FT; N 473.66 FT; N 35 DEG 30'W 87.78 FT; N 49 DEG 05'W 231 FT TO BEG. AREA 1 ACRE.

19:025:0001

Parcel 12

----- Taxing Description: -----
 COM E 770.05 FT & S 337.83 FT FR W1/4 COR SEC 27, T6S, R2E, SLM; S 89 DEG 08'E 341.85 FT; S 49 DEG 05'E 231 FT; S 35 DEG 30'E 87.78 FT; S 448.27 FT; N 88 DEG 52'W 132.84 FT; N 32 DEG 51'20"W 801.85 FT TO BEG. AREA 4.85 ACRES.

19:025:0048

Parcel 13

----- Taxing Description: -----
 COM N 1073.51 FT & W 984.86 FT FR S 1/4 COR SEC. 10, T6S, R2E, SLB&M.; S 0 DEG 33'49"E 150.86 FT; N 1 DEG 25'19"W 150.88 FT; N 89 DEG 26'47"E 2.26 FT TO BEG. AREA 0.004 AC.

17:036:0091

Parcel 14

----- Taxing Description: -----
 LOT 39, UNIT #3, BEVERLY PLACE: ALSO N 28 FT OF LOT 40. AREA .19 AC

35:018:0005

Parcel 15

----- Taxing Description:
LOT 2, PLAT A, CENTRAL ESTATES SUB.

36:055:0002

Parcel 16

----- Taxing Description:
LOT 4, PLAT A, CHP'REL VALLEY SUB.

36:071:0004

Parcel 17

----- Taxing Description:
UNIT 5, EAST ABBY CONDOS. PHASE 1. AREA 0.013 AC.

38:202:0005

Parcel 18

----- Taxing Description:
LOT 1, PLAT A, MAPLE HEIGHTS SUB. AREA 11.566 AC.

46:416:0002

Parcel 19

----- Taxing Description: -----
LOT 2, PLAT A, MAPLE HEIGHTS SUB. AREA 5.688 AC.

46:416:0002

Parcel 20

----- Taxing Description: -----
LOT 2, PLAT C, OREM GENEVA INDUSTRIAL PARK SUB.

18.070:0002

Parcel 21

----- Taxing Description: -----
LOT 1, PLAT A, OAK CANYON ESTATES SUB. AREA 0.453 AC.

48:182:0001

Parcel 22

----- Taxing Description: -----
LOT 2, PLAT A, OAK CANYON ESTATES SUB. AREA 0.459 AC.

48:182:0002

Parcel 23

----- Taxing Description: -----
LOT 1, PLAT B, SPRINGDELL SEASONAL HOME DEV

52:163:0001

Parcel 24

----- Taxing Description: -----
PT LOT 2, PLAT B, SPRINGDELL SEASONAL HOME DEVELOPMENT SUB ALSO DESCRIBED AS FOL
LOWS; COM S 6.09 FT & W 624.29 FT FR E 1/4 COR. SEC. 5, T6S, R3E, SLB&M.; N 78 D
EG 30'32"E 29 FT; S 81 DEG 30'0"W 118.95 FT; N 82 DEG 27'49"E 90 FT TO BEG. AREA
0.002 AC.

52:163:0027

~~52:163:0027~~