

9274381

AFTER RECORDING MAIL TO:
BOARD OF EDUCATION OF
GRANITE SCHOOL DISTRICT
340 EAST 3545 SOUTH
SALT LAKE CITY, UT 84115-4697

9274381
01/13/2005 01:25 PM \$12.00
Book - 9083 Pg - 8593-8594
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
BY: ZJM, DEPUTY - WI 2 P.

Property #512-5286

SPECIAL WARRANTY DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS

CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby conveys and warrants against all claiming by, through or under it, and against acts of itself, to **BOARD OF EDUCATION OF THE GRANITE SCHOOL DISTRICT, GRANTEES**, of 340 East 3545 South, Salt Lake City, County of Salt Lake, State of Utah, 84115, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the following parcel of land, situate in the County of Salt Lake, State of Utah, and more particularly described as follows:

BEGINNING at a point South 75.21 feet and West 675.51 feet and South 65°41'30" West 241.51 feet and North 10°30'00" West 177.80 feet and West 8.70 feet and North 11°00'00" West 43.72 feet from the South Quarter Corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 11°00'00" West 77.93 feet; thence North 79°00'00" East 17.58 feet; thence North 11°00'00" West 16.12 feet; thence East 42.03 feet; thence South 02°58'16" East 90.89 feet; thence South 83°54'48" West 46.31 feet to the point of BEGINNING.

FOR REFERENCE PURPOSES ONLY: Part of Tax Sidwell No. 22-03-379-024
Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

The Grantor specifically reserves and excepts unto itself all water rights.

Provided, however, that this conveyance is made and accepted on each of the following conditions:

1. No alcoholic beverages or intoxicating liquors shall be manufactured, kept for sale, or sold on said premises.
2. No place of public entertainment or amusement shall be carried on or permitted to operate on said premises.
3. No nuisance or offensive trade, business, or activity shall be permitted on the land conveyed.
4. No noxious, noisy, or offensive business, trade or activity shall be carried on or permitted on said premises, nor shall anything be done thereon which shall become an annoyance or a nuisance to a Church or private dwelling located upon the adjoining property or in the neighborhood.

Provided that a breach of any of the foregoing conditions shall cause said premises to revert to the said grantor, who shall have the right of immediate reentry upon said premises in the event of any such breach.

Provided also that a breach of any of the foregoing conditions or reentry by reason of such breach shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said premises or any part thereof, but said conditions shall be binding upon and effective against any owner of said premises whose title thereto is acquired by foreclosure, trustee's sale or otherwise.

Provided further that all and each of the restrictions, conditions and covenants herein contained shall in all respects terminate and end and be of no further effect either legal or equitable and shall not be enforceable after November 23rd, 2054.

IN WITNESS WHEREOF, the said Grantor has hereto subscribed its name and affixed its corporate seal, by its authorized agent, this 23rd day of November, 2004.

LTC32382



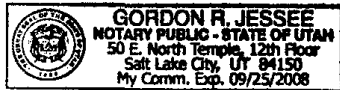
CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS, a Utah corporation sole

By: Terry F. Rudd
Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 23RD day of NOVEMBER, 2004, personally appeared before me Terry F. Rudd, personally known to me to be the Authorized Agent of CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



Gordon R. Jessee
Notary Public for the
State of Utah