

WHEN RECORDED, MAIL TO:

Vineyard Flagship 241, LLC
170 S. Interstate Plaza #250
Lehi, Utah 84043
Attn: Nate Hutchinson and Paul Gifford

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a corporation sole, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to VINEYARD FLAGSHIP 241, LLC, a Utah limited liability company, as Grantee, the real property located in Utah County, State of Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

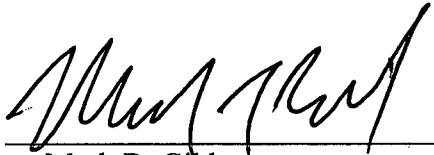
SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (including all "Table A" items) and/or an inspection of the land would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (to the extent not already reserved by any other third party): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all 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 Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

[SIGNATURE AND ACKNOWLEDGEMENT TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this ____ day of October, 2013.

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

By: 
Name: Mark B. Gibbons
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 11th day of October, 2013 personally appeared before me Mark B. Gibbons, personally known to me to be an 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.



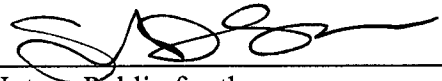

Notary Public for the
State of Utah

Exhibit A

[Legal Description of the Property]

Certain real property located in Utah County, Utah, more particularly described as follows:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 26.02 CHAINS, THENCE WEST 36.05 CHAINS TO THE MEANDER LINE OF UTAH LAKE THENCE ALONG SAID LINE AS FOLLOWS NORTH 14° EAST 2.17 CHAINS; THENCE NORTH 5° WEST 24.07 CHAINS; THENCE LEAVING SAID LINE EAST 37.5 CHAINS TO BEGINNING.

CK by JJB 17 July 2013

EXCEPTING THEREFROM THAT PORTION WITHIN THE COUNTY ROAD.

ALSO LESS THAT PORTION OF THE NORTH END OF THE NORTHEAST QUARTER OF SECTION LYING NORTH OF THE COUNTY ROAD.

ALSO THE BOUNDARY LINE OF PARCEL 1 IS ALSO MADE SUBJECT TO THE PARTICULARS AS SET FORTH BY STIPULATION FOR SETTLEMENT OF UTAH LAKE BOUNDARY BETWEEN THE STATE OF UTAH AND THE CORPORATION OF THE PRESIDING BISHOPRIC OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED DECEMBER 14, 1999 AS ENTRY NO. 128739 IN BOOK 5298 AT PAGE 627 OF OFFICIAL RECORDS; STIPULATION FOR PARTIAL SETTLEMENT OF UTAH LAKE BOUNDARY BETWEEN THE STATE OF UTAH AND THE UNITED STATES OF AMERICA RECORDED SEPTEMBER 18, 2001 AS ENTRY NO. 94662:2001 OF OFFICIAL RECORDS; AFFIDAVIT OF A. JOEL FRANSDEN RECORDED MARCH 27, 2003 AS ENTRY NO. 46094:2003 OF OFFICIAL RECORDS.

PARCEL 2:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°25'03" WEST 2,052.30 FEET ALONG THE SECTION LINE TO A POINT WHICH IS 662.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 28°49'57" EAST 465.96 FEET; THENCE SOUTH 89°55'03" WEST 876.46 FEET TO THE SECTION LINE; THENCE SOUTH 01°32'22" EAST 1,433.06 FEET ALONG THE SECTION LINE TO A POINT WHICH IS 804.25 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89°52'00" EAST 1,012.70 FEET; THENCE SOUTH 42°43'00" EAST 295.50 FEET; THENCE SOUTH 26°03'00" EAST 552.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED GAMMON ROAD (PER THE HOMESTEADS AT VINEYARD PROJECT NO. AND.011.06 PREPARED BY GILSON ENGINEERING); THENCE NORTH 89°38'03" EAST 432.39 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 177.10 FEET ALONG THE ARC OF A 2,051.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°21'57" EAST AND THE CHORD BEARS SOUTH 87°53'32" EAST 177.05 FEET WITH A CENTRAL ANGLE OF 04°56'51") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 85°25'06" EAST 151.78 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 168.30 FEET ALONG THE ARC OF A 1,949.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 04°34'54" EAST AND THE CHORD BEARS SOUTH 87°53'32" EAST 168.24 FEET WITH A CENTRAL ANGLE OF 04°56'51") ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°37'52" EAST 308.49 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00°36'23" WEST 878.70 FEET ALONG THE QUARTER SECTION LINE; THENCE EAST 858.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE RIO GRANDE WESTERN RAILROAD; THENCE NORTH 29°16'47" WEST

1,788.09 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE;
THENCE NORTH 00°36'23" WEST 160.38 FEET ALONG SAID QUARTER SECTION LINE TO THE POINT OF
BEGINNING.

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PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6.10 CHAINS; THENCE SOUTH 89-1/2° EAST 13.38
CHAINS; THENCE NORTH 28-1/4° WEST 7.06 CHAINS; THENCE WEST 10.04 CHAINS TO BEGINNING.

CK by JJB 17 July 2013