

WHEN RECORDED, MAIL TO:

Suburban Land Reserve, Inc.
79 South Main Street, Suite 500
Salt Lake City, Utah 84111
Attn: Jace McQuivey

Tax Parcel No's: 230310095, 230310096, 260410039, 260410043

NCS-758924-A

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 Utah corporation sole, and PROPERTY RESERVE INC., a Utah non-profit corporation, collectively, 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 SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantee, the real property located in Utah County, Utah, described as follows (the "Property"):

See legal description on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

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 (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (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. Water, if any, will be conveyed from Grantor to Grantee pursuant to a separate quitclaim deed dated of even date herewith.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 13th day of JANUARY, 2016.

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

By: [Signature]
Name: MARK B. GIBBONS
Its: AUTHORIZED REPRESENTATIVE

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 13th day of JANUARY, 2016 personally appeared before me _____, personally known to me to be MARK B. GIBBONS 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 REPRESENTATIVE for CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, 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.



[Signature]
Notary Public for the State of Utah

[SIGNATURES CONTINUE ON NEXT PAGE]

PROPERTY RESERVE, INC.,
a Utah non-profit corporation

By: *Mark B. Gibbons*
Name: Mark B. Gibbons
Its: President
Date: JANUARY 13, 2014

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 13th day of JANUARY, 2016 personally appeared before me MARK B. GIBBONS, personally known to me to be PRESIDENT of PROPERTY RESERVE, INC., a Utah non-profit corporation, who acknowledged before me that he signed the foregoing instrument as PRESIDENT for PROPERTY RESERVE, INC., a Utah non-profit corporation.

WITNESS my hand and official seal.



Valerie K. Keller
Notary Public for the
State of Utah

EXHIBIT A
Legal Description

Parcel 1

Real property located in Utah County, State of Utah, and more particularly described as follows:

A parcel of land located in the Southeast Quarter of Section 31, Township 7 South, the Southwest Quarter of Section 32, Township 7 South, and the Northwest Quarter of Section 5, Township 8 South, all in Range 3 East Salt Lake Base and Meridian, Utah County, Utah described as follows:

Beginning at a point on the Westerly extension of an existing fence as described in Boundary Line agreement dated April 29, 1999 and recorded in Book 5074 at Page 712 of the Utah County Records, said point being North $0^{\circ}13'38''$ West 116.38 feet along the Section Line and North $89^{\circ}56'44''$ West 331.02 feet from the Southeast Corner of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian; and running thence along said fence South $89^{\circ}56'44''$ East 1261.72 feet; thence along said fence South $00^{\circ}43'00''$ East 672.86 feet to an existing fence as described in another Boundary Line Agreement dated December 30, 1991 and recorded in Book 2871 at Page 288 of said records, thence along said fence North $89^{\circ}50'32''$ East 499.97 feet; thence along said fence South $13^{\circ}41'15''$ East 7.71 feet; thence along said fence North $88^{\circ}50'39''$ East 46.90 feet to the West Line of 700 West Street as dedicated; thence North $0^{\circ}00'17''$ East 48.35 feet along said West Line to the North Line of future 700 South Street as it is to exist at 29.50 foot half-width; thence South $89^{\circ}59'43''$ East 227.39 feet along said North Line; thence North $0^{\circ}00'17''$ East 250.00 feet; thence North $89^{\circ}59'43''$ West 415.81 feet; thence North $0^{\circ}00'17''$ East 191.00 feet; thence North $89^{\circ}59'43''$ West 254.00 feet to the Westerly Line of future 1200 West Street as it is to exist at 33.00 foot half-width; thence along the Westerly Line of future 1200 West Street the following five courses: North $0^{\circ}00'17''$ East 127.86 feet to a point of curvature; Northwesterly along the arc of a 917.00 foot radius curve to the left a distance of 195.85 feet (Central Angle equals $12^{\circ}14'13''$ and Long Chord bears North $6^{\circ}06'49''$ West 195.48 feet) to a point of reverse curvature; Northwesterly along the arc of a 983.00 foot radius curve to the right a distance of 222.60 feet (Central Angle equals $12^{\circ}58'29''$ and Long Chord bears North $5^{\circ}44'41''$ West 222.13 feet); North $0^{\circ}03'11''$ East 249.16 feet; and Northwesterly along the arc of a 28.00 foot radius curve to the left a distance of 14.23 feet (Center bears North $89^{\circ}15'26''$ West, Central Angle equals $29^{\circ}07'16''$ and Long Chord bears North $13^{\circ}49'04''$ West 14.08 feet) to a point on the Southerly Line of 400 South Street as it exists at 60.0 foot half-width; thence along said Southerly Line the following two courses: Westerly along the arc of a 22,858.31 foot radius curve to the left a distance of 118.44 feet (Center bears South $0^{\circ}37'44''$ West, Central Angle equals $0^{\circ}17'49''$ and Long Chord bears North $89^{\circ}31'11''$ West 118.44 feet); and North $89^{\circ}40'05''$ West 1214.12 feet; thence South $0^{\circ}12'33''$ East 624.32 feet to the point of beginning.

Ck by JJB 18 June 2015

**Contains 1,144,121 sq. ft.
or 26.265 acres**

AND

Parcel 2

Real property located in Utah County, State of Utah, and more particularly described as follows:

A part of the Southwest Quarter of Section 32, Township 7 South, Range 3 East and the Northwest Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point 1045.28 feet North 88°34'40" East along the Section Line from the Southwest Corner of said Section 32; and running thence along the Westerly Line of future 1200 West Street the following five courses: North 0°00'17" East 28.83 feet to a point of curvature; Northwesterly along the arc of a 917.00 foot radius curve to the left a distance of 195.85 feet (Central Angle equals 12°14'13" and Long Chord bears North 6°06'49" West 195.48 feet) to a point of reverse curvature; Northwesterly along the arc of a 983.00 foot radius curve to the right a distance of 222.60 feet (Central Angle equals 12°58'29" and Long Chord bears North 5°44'41" West 222.13 feet); North 0°03'11" East 249.16 feet; and Northwesterly along the arc of a 28.00 foot radius curve to the left a distance of 14.23 feet (Center bears North 89°15'26" West, Central Angle equals 29°07'16" and Long Chord bears North 13°49'04" West 14.08 feet) to a point on the Southerly Line of 400 South Street as it exists at 60.0 foot half-width; thence along said Southerly Line the following two courses: Easterly along the arc of a 22,858.31 foot radius curve to the right a distance of 616.27 feet (Center bears South 0°37'44" West, Central Angle equals 1°32'41" and Long Chord bears South 88°35'56" East 616.25 feet); and South 87°49'34" East 632.97 feet; thence Southeasterly along the arc of a 15.00 foot radius curve to the right a distance of 23.09 feet (Center bears South 2°11'08" West, Central Angle equals 88°12'50" and Long Chord bears South 43°42'27" East 20.88 feet); thence along the Westerly Line of 950 West Street as it exists at 33.50 foot half-width the following five courses: South 0°24'40" West 349.87 feet to a point of curvature; Southeasterly along the arc of a 533.50 foot radius curve to the left a distance of 75.01 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 74.95 feet) to a point of tangency; South 7°38'40" East 105.27 feet to a point of curvature; Southeasterly along the arc of a 466.50 foot radius curve to the right a distance of 65.59 feet (Central Angle equals 8°03'20" and Long Chord bears South 3°37'00" East 65.53 feet) to a point of tangency; and South 0°24'40" West 248.61 feet; thence North 89°59'43" West 304.00 feet; thence South 0°00'17" West 100.00 feet; thence North 89°59'43" West 677.41 feet; thence North 0°00'17" East 191.00 feet; thence North 89°59'43" West 254.00 feet to the Westerly Line of future 1200 West Street as it is to exist at 33.00 foot half-width; thence North 0°00'17" East 99.04 feet along said Westerly Line to the point of beginning.

Ck by JJB 22 June 2015

**Contains 1,141,907 sq. ft.
or 26.215 acres**

AND

Parcel 3

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 16.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM AN EXISTING FENCE, SAID POINT BEING NORTH 00° 35' 29" WEST 116.94 FEET (NORTH 2.12 CHAINS BY RECORD) ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID WEST QUARTER CORNER BEING SOUTH 00° 35' 29" EAST 2649.37 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5 AND RUNNING THENCE PARALLEL WITH SAID FENCE NORTH 89°00' 40" EAST 913.71 FEET (SOUTH 88° 45' EAST 13.72 CHAINS BY RECORD); THENCE NORTH 00° 21' 55" EAST 631.63 FEET; THENCE SOUTH 89° 38' 00" EAST 662.55 FEET; THENCE NORTH 00° 24' 55" EAST 673.06 FEET, TO AN EXISTING FENCE AS DESCRIBED IN A BOUNDARY LINE AGREEMENT DATED DECEMBER 30, 1991 AND RECORDED IN BOOK 2871 AT PAGE 288 OF THE UTAH COUNTY RECORDS; THENCE ALONG SAID FENCE SOUTH 89° 50' 10" WEST 664.24 FEET; THENCE ALONG SAID FENCE NORTH 00° 43' 00" WEST 654.93 FEET TO AN EXISTING FENCE AS DESCRIBED IN ANOTHER BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED IN BOOK 5074 AT PAGE 712 OF SAID RECORDS; THENCE ALONG SAID FENCE SOUTH 89° 37' 31" WEST 1267.72 FEET TO A POINT 33.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF THE UTAH SOUTHERN RAILROAD; THENCE PARALLEL WITH SAID CENTERLINE SOUTH 00° 12' 33" EAST 1444.85 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY AS DESCRIBED IN BOOK 2522 AT PAGE 188 OF SAID RECORDS; THENCE NORTH 89° 00' 40" EAST 257.33 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY SOUTH 00° 12' 33" EAST 522.00 FEET TO A POINT 16.50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM AN EXISTING FENCE; THENCE PARALLEL WITH SAID FENCE NORTH 89° 00' 40" EAST 90.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,796,991 SQ. FT. OR 64.210 ACRES

Ck by JJB 5 December 2016

AND

Parcel 4

A portion of that real property described in Deed Entry No. 4821:2011 in the official records of Utah County, located in the Northwest Quarter of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located $S0^{\circ}35'29''E$ along the Section Line 1,885.06 feet and East 924.28 feet from the Northwest Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence $S89^{\circ}38'00''E$ along said real property 115.12 feet to the west line of the *1200 WEST STREET DEDICATION PLAT* as recorded in the office of the Utah County Recorder; thence along the west boundary of said plat the following four (4) courses: $S0^{\circ}37'13''E$ 13.06 feet; thence along the arc of a 2043.00 foot radius curve to the left 173.54 feet through a central angle of $4^{\circ}52'01''$ (chord: $S3^{\circ}03'14''E$ 173.49 feet); thence $S5^{\circ}29'14''E$ 297.19 feet; thence along the arc of a 1957.00 foot radius curve to the right 165.76 feet through a central angle of $4^{\circ}51'11''$ (chord: $S3^{\circ}03'39''E$ 165.71 feet) to the the south line of that real property described in Deed Entry No. 4821:2011 in the official records of Utah County; thence along said real property the following two (2) courses: $N89^{\circ}59'28''W$ 165.90 feet; thence $N0^{\circ}21'55''E$ 648.33 feet to the point of beginning.

Contains: ± 2.08 Acres

Ck by JJB 29 October 2015

WHEN RECORDED, MAIL TO:
Suburban Land Reserve Inc.
5 Triad Center, Suite 330
Salt Lake City, Utah 84180-1127
Attn: Carl Duke

T-336853

ENT 18149:2008 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 Feb 15 12:33 pm FEE 13.00 BY CM
RECORDED FOR FIRST AMERICAN NCS - SOUTH
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, MAGIC VALLEY CONSTRUCTION, LLC, a Utah limited liability company, whose mailing address is 14587 South 790 West, Unit A Suite 200, Bluffdale, Utah 84065 ("Grantor"), hereby conveys and warrants against all who claim by, through or under it to SUBURBAN LAND RESERVE, INC., a Utah corporation, whose mailing address is 5 Trial Center, Suite 330, Salt Lake City, Utah 84180-1127, all right, title and interest in and to the real property situated in Utah County, State of Utah, and described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO all matters of record.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15th day of February, 2008.

MAGIC VALLEY CONSTRUCTION, LLC,
a Utah limited liability company

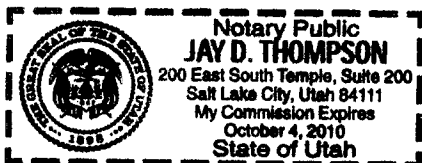
By: [Signature]

Lynn Rindlisbacher

Its: Member

STATE OF UTAH)
 :SS
COUNTY OF Salt Lake)

On this 15th day of February, 2008, personally appeared before me Lynn Rindlisbacher, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he is the Member of Magic Valley Construction, LLC, a Utah limited liability company, and that he signed the foregoing instrument on behalf of said limited liability company, and that said limited liability company executed the same.



[Signature]
Notary Public

EXHIBIT 'A'

File No.: **NCS-336853-PHX1 (nm)**
Property: **Vacant Land, Springville, UT**

02/15/2008

PARCEL 1:

COMMENCING 1.41 CHAINS NORTH AND 4.20 CHAINS EAST FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20' WEST 5.25 CHAINS; THENCE SOUTH 88° 45' EAST 10 CHAINS; THENCE NORTH 20' EAST 5.25 CHAINS; THENCE NORTH 88° 45' WEST 10 CHAINS TO THE PLACE OF BEGINNING.

TOGETHER WITH ANY LAND LYING NORTHERLY AND EASTERLY OF SAID LAND AND SOUTHERLY AND WESTERLY OF THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED MAY 5, 1999 AS ENTRY NO. 52378 IN BOOK 5074 AT PAGE 712 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPT ANY PORTION OF SAID LAND LYING NORTHERLY OR EASTERLY OF SAID BOUNDARY LINE.

PARCEL 2:

COMMENCING 3.39 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 3 EAST OF THE SALT LAKE BASE AND MERIDIAN; THENCE WEST 5.07 CHAINS; THENCE NORTH 20' EAST 4.94 CHAINS; THENCE SOUTH 88°45' EAST 9.21 CHAINS; THENCE SOUTH 20' WEST 5.25 CHAINS; THENCE NORTH 88°45' WEST 4.15 CHAINS; THENCE NORTH 0.45 OF A CHAIN TO THE PLACE OF BEGINNING.

TOGETHER WITH ANY LAND LYING NORTHERLY OF SAID LAND AND SOUTHERLY OF THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED MAY 5, 1999 AS ENTRY NO. 52378 IN BOOK 5074 AT PAGE 712 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPT ANY PORTION OF SAID LAND LYING NORTHERLY OF SAID BOUNDARY LINE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE RAILROAD RIGHT-OF-WAY.

A.P.N. 26-041-0023, 26-046-0030

Initials: _____

EXHIBIT 'A'

File No.: **NCS-336853-PHX1 (nm)**
Property: **Vacant Land, Springville, UT**

02/15/2008

PARCEL 3:

COMMENCING SOUTH 223.74 FEET AND WEST 335.92 FEET FROM THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°20'00" WEST 348.42 FEET; THENCE NORTH 89°37'31" EAST 1268.36 FEET; THENCE NORTH 0°00'43" WEST 296.68 FEET; THENCE NORTH 88°45'00" WEST 654.68 FEET; THENCE NORTH 0°20'00" EAST 29.7 FEET; THENCE WEST 611.82 FEET TO BEGINNING.

TOGETHER WITH ANY LAND LYING EASTERLY AND SOUTHERLY OF SAID LAND AND WESTERLY AND NORTHERLY OF THE BOUNDARY LINE DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT DATED APRIL 29, 1999 AND RECORDED MAY 5, 1999 AS ENTRY NO. 52378 IN BOOK 5074 AT PAGE 712 IN THE OFFICE OF THE UTAH COUNTY RECORDER.

LESS AND EXCEPT ANY PORTION OF SAID LAND LYING EASTERLY OR SOUTHERLY OF SAID BOUNDARY LINE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDS OF THE RAILROAD RIGHT-OF-WAY.

A.P.N. 26-041-0024

Initials: _____