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16 MARCH 88 10:56 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
WESTERN STATES TITLE
REC BY: REBECCA GRAY , DEPUTY

WHEN RECORDED, MAIL TO:
The Boyer Company
675 East 500 South, #600
Salt Lake City, Utah 84102

4597836

SPECIAL WARRANTY DEED
[Corporate Form]

CROSSLAND SAVINGS, FSB, a federally chartered savings and loan company, successor by merger to Western Savings and Loan Company, a savings and loan association, organized and existing under the laws of the State of Utah, with its principal office at 41 East First South, Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to CITY DEVELOPMENT, INC., a Utah corporation, and THE BOYER COMPANY, a Utah partnership, grantee of Salt Lake City, Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

See Exhibit "A" attached hereto and incorporated herein by reference.

Subject to taxes, assessments, easements and encumbrances of record or enforceable at law or equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officer this 15 day of March, A.D. 1988.

CROSSLAND SAVINGS, FSB, successor by merger to Western Savings and Loan Company

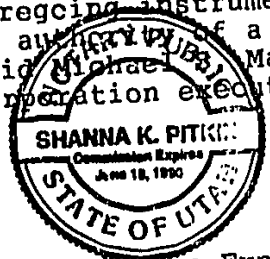
By Michael L. Marks
Michael L. Marks,
Senior Vice President

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WST-82645

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

On the 15th day of March, 1988, personally appeared before me Michael S. Marks, who being by me duly sworn, did say that he, the said Michael S. Marks is the senior vice president of CROSSLAND SAVINGS, FSB, a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Michael S. Marks duly acknowledged to me that said corporation executed the same.



Shanna K. Pitkin
NOTARY PUBLIC
Residing at: 5100 Utah 89118

My Commission Expires:
6-19-90

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SCHEDULE C

The land referred to in this policy is situated in the State of UTAH, County of SALT LAKE and is described as follows:

~~PARCEL NO. 1:~~

NOT
Included

~~The South half of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 15, Township 1 North, Range 2 East, Salt Lake Base and Meridian.~~

PARCEL NO. 2:

COMMENCING at the Southeast corner of Section 16, Township 1 North, Range 2 East, Salt Lake Base and Meridian, and running thence North 40°52' West 673.73 feet; thence South 67°35' West 200 feet; thence North 15°22' East 1523.53 feet; thence North 74°38' West 880.56 feet; thence North 26°23' West 61.88 feet; thence North 69°33' West 232.1 feet; thence North 23°46' West 227.34 feet; thence North 45°32' East 618.17 feet; thence North 8°12' West 437.6 feet; thence North 48°48' East 642.85 feet; thence North 41°12' West 986.93 feet; thence North 9°16' East 323.51 feet; thence North 653.4 feet, more or less, to the North line of said Section 16; thence East 980 feet, more or less, to the Northeast corner of said Section; thence South on the East line of said Section 5280 feet to the point of BEGINNING.

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PARCEL NO. 3:

COMMENCING 80 rods North from the Southeast corner of Section 21, Township 1 North, Range 2 East, Salt Lake Base and Meridian; thence North 82°8' West 507.86 feet; thence North 45°11' West 265 feet, more or less, to center line of said Section 21; thence West 4865 feet, more or less, along said center line to the West line of said Section; thence South 80 rods; thence East 320 rods to the point of BEGINNING.

~~PARCEL NO. 4:~~

NOT
Included

~~The Northeast quarter of the Northwest quarter of Section 22, Township 1 North, Range 2 East, Salt Lake Base and Meridian.~~

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EXHIBIT "A"

SCHEDULE C - Continued
142375-1-A

PARCEL NO. 5:

BEGINNING at a point 25 feet North from the Southwest corner of Section 27, Township 1 North, Range 2 East, Salt Lake Base and Meridian, thence running North 3,935 feet; thence South 53° East 1,128.0 feet; thence South 36° East 1,465.4 feet; thence South 48°45' West 591.3 feet; thence South 9°30' West 100.0 feet; thence South 23° East 80.0 feet; thence South 24° West 370.0 feet; thence South 53°30' West 480.0 feet; thence South 29° West 210.0 feet; thence South 46°30' West 380.0 feet; thence South 49° West 535.0 feet to the point of BEGINNING.

PARCEL NO. 6:

The Southwest quarter of Section 28, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 7:

The South one-half of Section 29, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 8:

BEGINNING at a point which lies 374.45 feet West from the Northeast corner of Section 33, Township 1 North, Range 2 East, Salt Lake Base & Meridian and following the Northwest boundary of Little Mountain Subdivision No. 1 South 32°45' West, 370.00 feet; thence South 69°45' West 125.00 feet; thence South 42°30' West 160.00 feet; thence South 56°45' West 160.00 feet; thence South 49°00' West 905.00 feet; thence South 65°15' West 745.00 feet; thence South 49°15' West 1030.00 feet; thence South 29°54' West 34.14 feet; thence North 65°30' West 26.05 feet to the Easterly line of Margarethe Subdivision; thence following the boundary of the Margarethe Subdivision North 24°30' East 384.46 feet; thence North 65°30' West 550.00 feet; thence South 24°30' West 542.81 feet; thence South 89°23' West 546.85 feet; thence South 73°25' West 716.07 feet, more or less, to a point on the West section line of Section 33; thence North along the section line 2548.64 feet, more or less, to the Northwest corner of Section 33; thence East along the North section line of Section 33, 4782.41 feet, more or less, to the point of BEGINNING.

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SCHEDULE C - Continued
142375-1-A

PARCEL NO. 9:

The East one-half of the Northeast quarter of Section 32, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

PARCEL NO. 10: (AN UNDIVIDED ONE-HALF INTEREST ONLY):

A parcel of land located in Section 32, Township 1 North, Range 2 East, Salt Lake Base and Meridian being further described as follows:

BEGINNING at a point North 1320.00 feet along the West line of said Section 32, from the Southwest corner of said Section 32; thence continuing along said West line 3960.00 feet to the Northwest corner of said Section 32; thence East 3984.75 feet; thence South 2640.12 feet; thence West 2640.00 feet; thence South 889.66 feet; thence South $61^{\circ}42'00''$ West 132.26 feet; thence South $71^{\circ}01'00''$ West 1130.19 feet; thence West 134.83 feet to the point of BEGINNING.

PARCEL NO. 11:

Lots 59 and 60, MARGARETHE SUBDIVISION, a subdivision located in Section 33, Township 1 North, Range 2 East, Salt Lake Base and Meridian.

LESS AND EXCEPTING the property described below, being Emigration Oaks Subdivision, Phase 1A:

A parcel of land located in Section 32, Township 1 North, Range 2 East, Salt Lake Base and Meridian being further described as follows: Beginning at a point North 1320.00 feet and East 13.053 feet from the Southwest corner of said Section 32; thence North $00^{\circ}52'30''$ West, 1380.691 feet; thence East 203.766 feet; thence South $60^{\circ}16'31''$ East, 253.429 feet to a point on a 325.000 foot radius curve to the right bearing to radius point being South $52^{\circ}48'52''$ East; thence along the arc of curve 95.046 feet; thence North $53^{\circ}56'30''$ East, 135.708 feet to the beginning of a 267.557 foot radius curve to the left; thence along the arc of said curve 130.302 feet to the point of reverse curvature bearing to radius point being South $63^{\circ}57'44''$ East, 75.00 feet; thence along the arc of said curve 95.981 feet; thence South $80^{\circ}38'19''$ East, 725.919 feet; thence North $50^{\circ}00'00''$ East, 1137.468 feet; thence South $37^{\circ}07'15''$ East, 830.815 feet; thence South $53^{\circ}08'29''$ West, 1396.770 feet; thence South $61^{\circ}42'00''$ West, 471.449 feet to the Northeast corner of Lot 22, Master Plan, Acorn Hills N/R Subdivision as prepared by Bollwinkel Engineering and Land Surveying Corp. Salt Lake City, Utah; thence continuing along the northerly line of said subdivision South $61^{\circ}42'00''$ West, 132.257 feet and South $71^{\circ}01'00''$ West, 560.530 feet to the Northwest corner of Lot 24 of said subdivision; thence South $71^{\circ}01'00''$ West, 52.877 feet to the Northeast corner of Lot 6 of the extension of said Acorn Hill N/R Subdivision; thence South $71^{\circ}01'00''$ West, 185.71 feet to the Northwest corner of said Lot 6; thence South $71^{\circ}01'00''$ West, 331.073 feet; thence West 121.775 feet to the point of beginning. Containing 66.751 Acres more or less. Basis of bearings being the South line of the Southeast Quarter of Section 31, Township 1 North, Range 2 East, Salt Lake Base and Meridian, which has a bearing of South $89^{\circ}40'01''$ East.

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And further less and excepting the following:

Well Site

A parcel of land located in Section 28, Township 1 North, Range 2 East, Salt Lake Meridian being described as follows:

Beginning at a point that is North 43°26'19" East 8,889.113 feet from the Southwest Corner of Section 32, Township 1 North, Range 2 East, Salt Lake Meridian; thence East 208.710 feet; thence North 208.710 feet; thence West 208.710 feet; thence South 208.710 feet to the point of beginning. Contains 1.0 acres more or less. Basis of bearings being the South line of the Southeast quarter of Section 31, Township 1 North, Range 2 East, Salt Lake Meridian, which has a bearing of South 89°40'01" East.

300,000 Gallon Water Tank Site

A parcel of land located in Section 28, Township 1 North, Range 2 East, Salt Lake Meridian, being described as follows:

Beginning at a point that is North 41°06'41" East 10,114.903 feet from the Southwest Corner of Section 32 Township 1 North, Range 2 East, Salt Lake Meridian; thence South 89°45'56" East 208.710 feet; thence North 00°14'04" East 208.710 feet; thence North 89°45'56" West 208.710 feet; thence South 00°14'04" West 208.710 feet to the point of beginning. Contains 1.0 acres more or less. Basis of bearings being the South line of the Southeast quarter of Section 31, Township 1 North, Range 2 East, Salt Lake Meridian, which has a bearing of South 89°40'01" East.

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