

When Recorded, Mail To:
W. Scott Kjar, Attorney
C/O Sky Properties
585 West 500 South, #110
Bountiful, UT 84010

E 2235230 B 4197 P 1340-1344
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
1/11/2007 4:10:00 PM
FEE \$22.00 Pgs: 5
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Lot Serial #s: 01-107-0093; 01-107-0094; 01-107-0095; and 01-107-0096; 01-290-0007

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 29th day of December, 2006 by and between **EP LAND II**, a Utah limited liability company (hereinafter referred to as the "Grantor"), and **EDGEWOOD NSL DEVELOPMENT, INC.**, a Utah corporation whose address is 585 West 500 South, #110, Bountiful, UT 84010 (hereinafter referred to as the "Grantee"):

WITNESSETH:

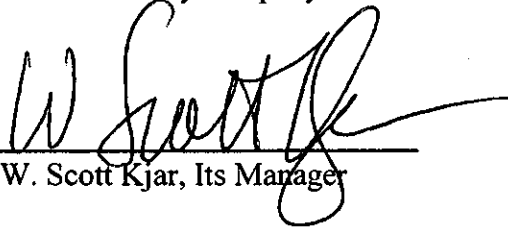
THAT the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, do hereby convey and warrant to Grantee, against all those claiming by, through or under Grantors, but not otherwise, the following described real property (the "Property") situated in the County of Davis, State of Utah:

[See Exhibit "A", attached hereto]

Dated this 29th day of December, 2006

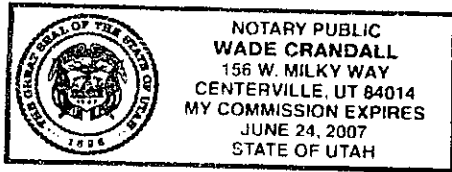
(Signatures on following page)

Grantors:
EP LAND II, L.L.C.,
a Utah limited liability company

By: 
W. Scott Kjar, Its Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 29th day of December, 2006, personally appeared before me **W. SCOTT KJAR**, who is one of the managers of **EP LAND II, L.L.C.**, a Utah limited liability company and he acknowledged to me that the foregoing instrument was signed in behalf of said limited liability company, and said **W. SCOTT KJAR** acknowledged to me that said limited liability company executed the same.



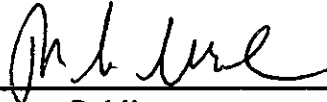

Notary Public

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of the Property

Real Property situated in the County of Davis, State of Utah, more particularly described as follows:

Edgewood Estates Phase 2, Plat G

Beginning at a Northeast Corner of the Dedication Plat of Eagle Pass and Edgewood Drive as recorded in Davis County Official Records which point is N0°04'00"E 647.31 ft. along the Quarter Section Line and West 1,010.32 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B. & M. and running thence along the North Boundary of said Dedication Plat of Eagle Pass and Edgewood Drive in the following five courses: (i) Southwesterly 83.58 ft. along the arc of a 375.00 ft. radius curve to the right through a central angle of 12°46'12" (chord bears S65°08'22"W 83.41 ft.), (ii) S71°31'31"W 106.06 ft., (iii) Northwesterly 31.42 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 90°00'00" (chord bears N63°28'29"W 28.28 ft.), (iv) Northwesterly 234.88 ft. along the arc of a 214.95 ft. radius curve to the left through a central angle of 62°36'25" (chord bears N49°46'41"W 223.37 ft.), (v) N81°04'54"W 62.77 ft.; thence N20°57'53"E 143.14 ft. along the boundary of Edgewood Estates Phase 2, Plat E; thence S75°44'48"E 169.60 ft. along the boundary of Edgewood Estates Phase 2, Plat D; thence along the boundary of Edgewood Estates Phase 2, Plat B in the following three courses: (i) S36°30'00"W 21.81 ft., (ii) S62°11'05"E 199.37 ft., (iii) N40°00'00"E 6.40 ft.; thence S31°14'34"E 98.44 ft. along the boundary of Edgewood Estates Phase 2, Plat C, Amended to the point of beginning.
Containing 1.3891 Acres.

Also the Following Parcel:

Edgewood Estates Phase 2, Plat H

Beginning at a the most South Corner of Edgewood Estates Phase 2, Plat C, Amended in North Salt Lake City, Davis County, Utah which point is N0°04'00"E 457.69 ft. along the Quarter Section Line and West 858.94 ft. from the South Quarter Corner Section 12, T.1N., R.1W S.L.B. & M. and running thence along the North Boundary of Eaglepointe Estates Phase 13 in the following two courses: (i) S60°00'00"W 334.66 ft., (ii) S73°00'00"W 146.05 ft.; thence N18°28'29"W 231.59 ft.; thence along the boundary of the Dedication Plat of Eagle Pass and Edgewood Drive in the following two courses: (i) N71°31'31"E 307.75 ft., (ii) Northeasterly 102.62 ft. along the arc of a 425.00 ft. radius curve to the left through a central angle

of 13°50'03" (chord bears N64°36'36"E 102.37 ft.); thence S38°07'14"E 191.98 ft along the boundary of said Edgewood Estates Phase 2, Plat C, Amended to the point of beginning.
Containing 2.1964 Acres.

Also the Following Parcel:

Edgewood Estates Phase 2, Plat I

Beginning at an Easterly Corner of Edgewood Estates Phase 2, Plat E in North Salt Lake City, Davis County, Utah, said point being also N0°04'00"E 695.85 ft. along the Quarter Section Line and West 1,452.26 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B. & M. and running thence along the boundary of the Dedication Plat of Eagle Pass and Edgewood Drive in the following five courses: (i) S81°04'54"E 62.77 ft., (ii) Southeast 180.24 ft. along the arc of a 164.95 ft. radius curve to the right through a central angle of 62°36'25" (chord bears S49°46'41"E 171.41 ft.), (iii) Southwesterly 31.42 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of 90°00'00" (chord bears S26°31'31"W 28.28 ft.), (iv) S71°31'31"W 324.39 ft., (v) Southwesterly 38.26 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 43°50'31" (chord bears S49°36'15"W 37.33 ft.); thence N77°45'37"W 222.08 ft.; thence N24°17'31"W 54.03 ft.; thence along the South Boundary of said Edgewood Estates Phase 2, Plat E in the following two courses to the point of beginning: (i) N78°20'24"E 389.33 ft., (ii) N8°02'40"E 98.68 ft.
Containing 1.5920 Acres.

Also the Following Parcel:

Edgewood Estates Phase 2, Plat J

Beginning at the Future Southwest Corner of Edgewood Estates Phase 2 Plat H in North Salt Lake City, Davis County, Utah which point is N0°04'00"E 247.66 ft. along the Quarter Section Line and West 1288.19 ft. from the South Quarter Corner of Section 12, T.1N., R.1W. S.L.B. & M. and running thence along the North boundary of Eaglepointe Estates Phase 13 in the following three courses: (i) S73°00'00"W 51.89 ft., (ii) S63°00'00"W 331.49 ft., (iii) S29°38'02"W 16.30 ft.; thence N51°57'52"W 3.45 ft.; thence N24°17'31"W 439.15 ft.; thence S77°45'37"E 222.08 ft. along the future boundary of Edgewood Estates Phase 2, Plat I; thence along the boundary of the Dedication Plat of Eagle Pass and Edgewood Drive in the following three courses: (i) Southeasterly 171.18 ft. along the arc of a 50.00 ft. radius curve to the left through a central angle of 196°09'29" (chord bears S70°23'45"E 99.01 ft.), (ii)

Northeasterly 52.36 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of $60^{\circ}00'00''$ (chord bears $N41^{\circ}31'31''E$ 50.00 ft.), (iii) $N71^{\circ}31'31''E$ 126.08 ft.; thence $S18^{\circ}28'29''E$ 231.59 ft. along the future boundary of said Edgewood Estates Phase 2, Plat H to the point of beginning.
Containing 2.6582 Acres.

Also the Following Parcel:

Edgewood Estates Phase 2, Plat K

Beginning at the Southeast Corner of Bella Vida at Eaglewood Planned Unit Development which point is $N0^{\circ}04'00''E$ 1,076.71 ft. along the Quarter Section Line and West 1,616.17 ft. from the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B.& M. and running thence along the boundary of Edgewood Estates Planned Unit Development Phase 1 in the following four courses: (i) Southwesterly 61.94 ft. along the arc of a 209.00 ft. radius curve to the left through a central angle of $16^{\circ}58'44''$ (chord bears $S43^{\circ}11'33''W$ 61.71 ft.), (ii) Southwesterly 21.05 ft. along the arc of a 20.00 ft. radius curve to the right through a central angle of $60^{\circ}17'44''$ (chord bears $S64^{\circ}51'08''W$ 20.09 ft.), (iii) $N85^{\circ}00'00''W$ 209.58 ft., (iv) Southwesterly 187.83 ft. along the arc of a 375.00 ft. radius curve to the left through a central angle of $28^{\circ}41'59''$ (chord bears $S80^{\circ}39'02''W$ 185.88 ft.); thence $N23^{\circ}41'59''W$ 101.75 ft. to the Southeast Corner of said Bella Vide at Eaglewood Planned Unit Development; thence along the South Boundary of said Planned Unit Development in the following four courses to the point of beginning: (i) $N66^{\circ}48'00''E$ 195.85 ft., (ii) $S75^{\circ}00'00''E$ 163.05 ft., (iii) $S85^{\circ}00'00''E$ 128.19 ft., (iv) $S28^{\circ}47'04''E$ 58.76 ft.
Containing 1.2110 Acres.