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BK 4235 PG 623

E 2250651 B 4235 P 623-626

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

3/8/2007 2:04:00 PM

FEE \$18.00 Pgs: 4

DEP eCASH REC'D FOR FIRST AMERICAN TITLE

When Recorded, Mail To:

W. Scott Kjar, Attorney-at-Law

C/O SKY Properties, Inc.

585 West 500 South, #110

Bountiful, UT 84010

Space Above Line for Recorder's Use Only

Lot Serial #s: Parts of Lots 01-120-0048 and 01-107-0097,

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 5th day of December, 2006, by and between **B & E PACE INVESTMENT, L.L.C.**, a Utah limited liability company, formerly known as **B & E PACE INVESTMENT CO LTD** ("Grantor"); and, **EAGLEPOINTE DEVELOPMENT, L.C.**, a Utah limited liability company ("Grantee"):

WITNESSETH:

THAT the Grantor, 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, does hereby convey and warrant to Grantee, against all those claiming by, through or under Grantor, but not otherwise, the following described real property (the "Property") situated in the County of Davis, State of Utah:

[See Exhibit "A" attached hereto]

The Grantor has executed this instrument as of the date first above written.

(Signatures on following page)

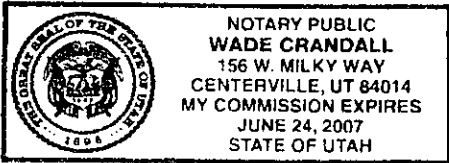
GRANTOR:

B & E PACE INVESTMENT, L.L.C.,
A Utah limited liability company

By: *W. Earl Pace*
W. Earl Pace, Its Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 5th day of December, 2006, personally appeared before me **W. EARL PACE**, who is the manager of **B & E PACE INVESTMENT, L.L.C.**, the limited liability company that executed the foregoing instrument, and said **W. EARL PACE** acknowledged to me that the foregoing instrument was signed by him in behalf of said limited liability company in its capacity and that said limited liability company executed the same.



Wade Crandall
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:

LEGAL DESCRIPTION

Beginning at a point which is N89°51'14"W 946.82 ft. along the Section Line from the North Quarter Corner of Section 13, T.1N., R.1W., S.L.B.& M. and running thence S75°00'00"W 172.46 ft.; thence S88°56'53"W 224.79 ft.; thence S69°52'43"W 51.78 ft.; thence N66°50'58"W 92.44 ft.; thence Southwesterly 60.06 ft. along the arc of a 275.00 ft. radius curve to the left through a central angle of 12°30'47" (chord bears S40°33'23"W 59.94 ft.); thence S66°50'58"E 229.79 ft.; thence S37°29'11"W 160.54 ft.; thence S43°05'21"W 236.68 ft.; thence S8°31'53"E 89.45 ft.; thence S43°29'27"W 77.59 ft.; thence S0°13'53"E 110.23 ft.; thence S35°35'17"W 106.18 ft.; thence S88°02'13"W 97.93 ft.; thence S26°28'39"W 88.84 ft.; thence West 176.61 ft.; thence N0°06'49"E 376.52 ft.; thence N32°35'35"E 612.24 ft. to a point which is S89°51'14"E 986.33 ft. along said Section Line from the Northwest Corner of said Section 13; thence S42°36'14"E 32.64 ft.; thence S61°12'50"E 72.41 ft.; thence Northeasterly 60.75 ft. along the arc of a 325.00 ft. radius curve to the right through a central angle of 10°42'37" (chord bears N37°38'45"E 60.66 ft.); thence N63°15'21"W 77.18 ft.; thence N51°57'52"W 64.42 ft.; thence N29°38'02"E 16.30 ft.; thence N63°00'00"E 331.49 ft.; thence N73°00'00"E 197.77 ft.; thence N60°00'00"E 405.01 ft. to the Northwest Corner of Lot 512 of Eaglepointe Estates Phase 5; thence along the boundary of said Phase 5 in the following three courses: (i) S23°00'00"E 199.88 ft.; (ii) S65°38'31"E 65.18 ft.; (iii) S28°20'00"E 201.16 ft.; thence S75°00'00"W 395.62 ft. to the point of beginning.

Containing 14.0047 Acres.

Also,

Beginning at the Southeast Corner of Lot 1314 of the Proposed Eaglepointe Estates Phase 13 which point is N89°51'14"W 1,660.32 ft. along the Section Line and South 809.50 ft. from the North Quarter Corner of Section 13, T.1N., R.1W., S.L.B.& M. and running thence along the boundary of the Proposed Eaglepointe Estates Phase 14 in the following eight courses: (i) S26°53'49"E 92.94 ft., (ii) S34°03'28"E 155.60 ft., (iii) N83°29'03"E 273.15 ft., (iv) S64°39'41"E 146.20 ft., (v) N84°02'12"E 113.31 ft., (vi) S19°10'59"E 111.91 ft., (vii) S01°39'06"E 50.40 ft., (viii) S07°42'08"E 101.42 ft.; thence S82°56'49"E 156.20 ft. along the proposed boundary of Eaglepointe Estates Phase 15; thence N87°57'02"W 507.89 ft. along the South Line of the North Half of the Northwest Quarter of said Section 13; thence along the boundary of said Phase 14 in the following five courses to the point of beginning: (i) N89°57'02"W 659.29 ft. along said South Line of the North Half of the Northwest Quarter of said Section 13, (ii) N0°06'49"E 423.48 ft. to the Proposed Southwest Corner of Lot 1315

of said Eaglepointe Estates Phase 13, (iii) East 176.61 ft., (iv) N26°28'39"E 88.84 ft., (v) N88°02'13"E 97.93 ft.
Containing 8.2207 Acres.

Also,

Beginning at the Northeast Corner of Lot 1308 of Eaglepointe Estates Phase 13 which point is N89°51'14"W 1299.46 ft. along the Section Line and South 167.01 ft. from the North Quarter Corner of Section 13, T.1N., R.1W., S.L.B.& M. and running thence N78°56'34"E 359.27 ft.; thence S84°44'37"E 182.02 ft.; thence S09°18'55"W 223.89 ft.; thence S44°38'49"W 115.32 ft.; thence S75°10'33"W 70.81 ft.; thence S56°10'38"W 250.62 ft.; thence S68°00'00"W 330.00 ft.; thence S71°44'56"W 105.99 ft.; thence N72°53'29"W 33.86 ft. to the Southeast Corner of Lot 1313 of said Phase 13; thence along the boundary of said Phase 13 in the following five courses to the point of beginning: (i) N00°13'53"W 110.23 ft., (ii) N43°29'27"E 77.59 ft., (iii) N08°31'53"W 89.45 ft., (iv) N43°05'21"E 236.68 ft., (v) N37°29'11"E 160.54 ft.

Containing 6.6452 Acres.