

Recording Requested by:  
First American Title Company, LLC  
1755 Prospector Avenue, Suite A-100  
Park City, UT 84060  
(435)655-6800

00976198 B: 2200 P: 0395

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Mary Ann Trussell, Summit County Utah Recorder  
08/01/2013 11:42:51 AM Fee \$46.00

By FIRST AMERICAN - PARK CITY

Electronically Recorded

AFTER RECORDING RETURN TO:  
Mountain Valley Ranch Ventures, LLC, a  
Utah limited liability company  
2560 E. Chapman Avenue #173  
Orange, CA 92869

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## WARRANTY DEED

Escrow No. **041-5556736 (MCM)**

A.P.N.: **CD-389, CD-679, SS-192, MO-9, MO-10, MO-11, MO-12, MO-15, MO-18, MO-19, MO-20, MO-21, MO-33, MO-46, MO-47, and MO-48**

**Looking Glass Properties, LLC, a Utah limited liability company, as to Parcels 1 through 12 and DKR Ranch Properties, LLC, a Utah limited liability company, as to Lots 9, 10, 11, 12, 15, 18, 19, 20, 21, 33, 46, 47 and 48 of Parcel 13, Grantor, of Draper, Salt Lake County, State of Utah, hereby CONVEY AND WARRANT to**

**Mountain Valley Ranch Ventures, LLC, a Utah limited liability company, Grantee, of Orange, Orange County, State of California, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Summit County, State of Utah:**

### PARCEL 1:

**BEGINNING AT A POINT SOUTH 715.18 FEET AND WEST 693.69 FEET SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 00°59'46" EAST 1882.06 FEET; THENCE NORTH 88°12'10" EAST 1904.10 FEET; THENCE SOUTH 00°34'23" EAST 2452.18 FEET; THENCE SOUTH 85°51'54" WEST 443.75 FEET; THENCE SOUTH 47°04'54" WEST 202.06 FEET; THENCE SOUTH 88°21'26" WEST 2053.15 FEET; THENCE NORTH 00°49'19" WEST 2597.45 FEET; THENCE NORTH 00°23'48" WEST 1901.70 FEET; THENCE NORTH 89°42'31" EAST 732.90 FEET TO BEGINNING. Serial No: CD-389-LLA-1**

### PARCEL 2:

BEGINNING AT A POINT SOUTH 1011.93 FEET AND WEST 54.74 FEET SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 66°04'50" EAST 661.23 FEET; THENCE NORTH 11°04'31" EAST 157.12 FEET; THENCE SOUTH 75°14'35" EAST 84.32 FEET; THENCE NORTH 80°23'58" EAST 263.27 FEET; THENCE NORTH 67°48'52" EAST 424.91 FEET; THENCE NORTH 82°33'31" EAST 309.19 FEET; THENCE NORTH 86°46'18" EAST 195.26 FEET; THENCE NORTH 66°06'00" EAST 294.66 FEET; THENCE NORTH 52°34'18" EAST 150.00 FEET; THENCE NORTH 00°11'25" WEST 186.92 FEET; THENCE NORTH 88°54'54" EAST 1679.92 FEET; THENCE SOUTH 00°09'57" WEST 2528.16 FEET; THENCE SOUTH 88°12'10" WEST 4539.38 FEET; THENCE NORTH 00°59'46" WEST 1429.22 FEET; THENCE NORTH 89°42'26" EAST 282.58 FEET; THENCE SOUTH 23°55'10" EAST 342.78 FEET; THENCE NORTH 66°04'50" EAST 381.24 FEET; THENCE NORTH 23°55'10" WEST 342.78 FEET TO BEGINNING. Serial No: CD-389-LLA-2

**PARCEL 3:**

BEGINNING AT A POINT SOUTH 88°36'27" WEST 101.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°45'33" WEST 908.72 FEET; THENCE NORTH 69°58'22" EAST 27.40 FEET; THENCE NORTH 43°24'28" EAST 142.62 FEET; THENCE NORTH 62°10'22" EAST 81.42 FEET; THENCE NORTH 76°27'36" EAST 170.25 FEET; THENCE SOUTH 88°34'33" EAST 228.37 FEET; THENCE NORTH 47°46'28" EAST 307.74 FEET; THENCE NORTH 67°24'42" EAST 190.95 FEET; THENCE NORTH 73°01'03" EAST 327.81 FEET; THENCE NORTH 35°10'54" EAST 173.62 FEET; THENCE NORTH 14°58'47" EAST 65.67 FEET; THENCE SOUTH 79°57'45" EAST 65.79 FEET TO THE POINT OF A 671.64 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 63.52 FEET THROUGH A CENTRAL ANGLE OF 5°25'07" (CHORD BEARS SOUTH 82°40'18" EAST 63.49 FEET); THENCE SOUTH 02°19'56" WEST 719.36 FEET; THENCE SOUTH 00°45'28" EAST 840.26 FEET; THENCE SOUTH 89°14'32" WEST 520.00 FEET; THENCE NORTH 09°52'48" WEST 302.13 FEET; THENCE NORTH 00°23'54" WEST 151.66 FEET; THENCE SOUTH 89°14'32" WEST 50.00 FEET; THENCE NORTH 00°22'16" WEST 390.00 FEET TO THE POINT OF BEGINNING. Serial No: CD-389-LLA-3

**PARCEL 4:**

BEGINNING AT A POINT SOUTH 954.21 FEET AND EAST 525.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°45'28" WEST 960.26 FEET; THENCE NORTH 02°19'56" EAST 719.36 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG A 671.64 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 304.01 (CHORD BEARS NORTH 81°39'07" EAST 301.42 FEET), WITH A DISTANCE 304.01 FEET; THENCE NORTH 68°41'04" EAST 178.40 FEET; THENCE NORTH 85°27'54" EAST 103.93 FEET; THENCE NORTH 68°41'04" EAST 100.00 FEET; THENCE SOUTH 00°12'05" EAST 863.06 FEET; THENCE SOUTH 00°23'47" EAST 960.00 FEET; THENCE SOUTH 89°14'32" WEST 687.50 FEET TO THE POINT OF BEGINNING. Serial No: CD-389-LLA-4

**PARCEL 5:**

BEGINNING AT A POINT BEING WEST 706.21 FEET AND NORTH 5.41 FEET FROM SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°59'46" EAST 273.47 FEET; THENCE SOUTH 89°42'26" WEST 728.22 FEET; THENCE NORTH 00°23'47" WEST 253.39 FEET; THENCE NORTH 00°12'05" WEST 863.06 FEET; THENCE NORTH 62°58'26" EAST 123.84 FEET; THENCE SOUTH 00°02'15" EAST 124.37 FEET; THENCE EAST 313.41 FEET TO A POINT OF

CURVATURE ON A 753.10 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 86.07 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 19°11'36" WEST 86.02 FEET) THROUGH A CENTRAL ANGLE OF 06°32'53" TO A POINT OF CURVATURE ON A 939.04 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 317.78 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 18°47'08" WEST 316.27 FEET) THROUGH A CENTRAL ANGLE OF 19°23'22" TO A POINT OF CURVATURE ON A 1837.64 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 115.90 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 05°41'52" EAST 115.88 FEET) THROUGH A CENTRAL ANGLE OF 03°36'49" TO A POINT OF A CURVATURE ON A 72.45 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 98.17 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 46°19'29" EAST 90.83 FEET) THROUGH A CENTRAL ANGLE OF 77°38'27" TO A POINT OF CURVATURE ON A 6559.98 FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 172.59 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 88°58'21" EAST 172.59 FEET) THROUGH A CENTRAL ANGLE OF 01°30'27" TO A POINT OF CURVATURE ON A 193.77 FOOT RADIUS CURVE TO RIGHT; THENCE SOUTHEASTERLY 212.62 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 52°51'22" EAST 202.11 FEET) THROUGH A CENTRAL ANGLE OF 62°52'18" TO A POINT OF CURVATURE ON A 1117.99 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY 75.29 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS SOUTH 14°50'31" EAST 75.27 FEET) THROUGH A CENTRAL ANGLE OF 03°51'30"; THENCE SOUTH 16°46'15" EAST 15.30 FEET TO THE POINT OF BEGINNING.

Serial No: CD-389-LLA-5

**PARCEL 6:**

BEGINNING AT A POINT SOUTH 268.01 FEET AND WEST 701.46 FEET FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 00°59'46" EAST 447.23 FEET; THENCE SOUTH 89°42'31" WEST 732.90 FEET; THENCE NORTH 00°23'48" WEST 447.18 FEET; THENCE NORTH 89°42'26" EAST 728.22 FEET TO BEGINNING. CD-389-LLA-6

**PARCEL 7:**

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 59°30'35" WEST 1444.88 FEET; THENCE SOUTH 89°31'35" WEST 59.46 FEET; THENCE SOUTH 59°30'35" WEST 110.00 FEET; THENCE SOUTH 70°51'22" WEST 1000.00 FEET; THENCE SOUTH 89°59'53" WEST 2930.00 FEET; THENCE NORTH 00°00'31" WEST 814.08 FEET; THENCE NORTH 00°08'39" WEST 2620.61 FEET; THENCE NORTH 00°17'50" WEST 2611.99 FEET; THENCE NORTH 89°39'26" EAST 2638.98 FEET; THENCE NORTH 00°02'12" WEST 5280.45 FEET; THENCE NORTH 89°52'51" EAST 2627.48 FEET; THENCE NORTH 00°09'11" WEST 373.32 FEET; THENCE NORTH 89°48'02" EAST 1991.23 FEET; THENCE SOUTH 00°16'31" EAST 5357.81 FEET; THENCE NORTH 89°52'22" EAST 1968.84 FEET; THENCE SOUTH 00°02'15" EAST 6396.35 FEET; THENCE SOUTH 61°47'21" WEST 1240.58 FEET; THENCE NORTH 66°19'49" WEST 22.53 FEET; THENCE NORTH 50°07'17" WEST 59.07 FEET; THENCE NORTH 80°15'24" WEST 41.31 FEET; THENCE NORTH 26°53'27" WEST 22.23 FEET; THENCE NORTH 47°45'30" WEST 81.02 FEET; THENCE NORTH 75°00'00" WEST 18.45 FEET; THENCE NORTH 20°02'01" WEST 29.32 FEET; THENCE NORTH 47°49'47" WEST 37.88 FEET; THENCE NORTH 85°23'10" WEST 24.00 FEET; THENCE NORTH 42°46'19" WEST 42.71 FEET; THENCE NORTH 09°04'12" WEST 42.12 FEET; THENCE NORTH 26°48'18" WEST 98.53 FEET; THENCE NORTH 41.49 FEET; THENCE NORTH 40°40'24" WEST 132.00 FEET; THENCE NORTH 35°05'45" WEST 103.23 FEET; THENCE NORTH 48°25'30" WEST 25.97 FEET; THENCE NORTH 63°09'30" WEST 99.69 FEET; THENCE NORTH 18.99 FEET; THENCE NORTH 39°27'25" WEST 31.02 FEET; THENCE NORTH 27°56'06" WEST 14.07 FEET; THENCE NORTH 32°58'14" WEST 76.76 FEET; THENCE NORTH 55°03'15" WEST 20.37 FEET; THENCE NORTH 25°22'09" WEST

20.34 FEET; THENCE NORTH 60°55'52" WEST 17.76 FEET; THENCE NORTH 22°40'00" WEST 30.47 FEET; THENCE NORTH 18°03'25" EAST 22.28 FEET; THENCE NORTH 51°18'11" WEST 31.31 FEET; NORTH 27°16'12" WEST 22.61 FEET; THENCE NORTH 27°16'12" WEST 19.15 FEET; THENCE NORTH 35°48'38" WEST 40.83 FEET; THENCE NORTH 46°37'08" WEST 56.74 FEET; THENCE NORTH 42°51'19" WEST 30.63 FEET; THENCE NORTH 54°50'36" WEST 26.93 FEET; THENCE NORTH 53°38'46" WEST 24.81 FEET; THENCE NORTH 06°13'48" WEST 54.92 FEET; THENCE NORTH 09°48'50" WEST 28.43 FEET; THENCE NORTH 40°23'07" WEST 19.33 FEET; THENCE NORTH 17°24'50" EAST 70.93 FEET; THENCE NORTH 46°24'00" WEST 37.33 FEET; THENCE NORTH 27°13'32" WEST 56.81 FEET; THENCE NORTH 34°05'10" WEST 16.06 FEET; THENCE NORTH 16°01'59" WEST 16.89 FEET; THENCE NORTH 44°03'13" WEST 44.57 FEET; THENCE NORTH 19°45'41" WEST 57.77 FEET; THENCE NORTH 16°02'46" WEST 33.98 FEET; THENCE NORTH 27°17'52" WEST 45.25 FEET; THENCE NORTH 30°18'26" EAST 24.80 FEET; THENCE NORTH 38°30'13" WEST 31.92 FEET; THENCE NORTH 59°15'20" WEST 36.36 FEET; THENCE NORTH 39°22'12" WEST 24.10 FEET; THENCE NORTH 61°52'41" WEST 42.68 FEET; THENCE NORTH 44°10'25" WEST 9.86 FEET; THENCE NORTH 18°24'58" EAST 30.60 FEET; THENCE NORTH 52°13'32" WEST 30.98 FEET; THENCE NORTH 75°52'21" WEST 42.49 FEET; THENCE NORTH 34°59'01" WEST 46.04 FEET; THENCE NORTH 29°18'47" EAST 16.04 FEET; THENCE SOUTH 84°55'30" WEST 47.14 FEET; THENCE NORTH 37°36'08" WEST 41.00 FEET; THENCE NORTH 63°06'15" WEST 73.93 FEET; THENCE NORTH 43°10'43" WEST 68.11 FEET; THENCE SOUTH 87°32'31" WEST 1483.15 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM SAID PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 3505.67 FEET AND WEST 752.65 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE WEST 1320.00 FEET; THENCE NORTH 1320.00 FEET; THENCE EAST 1320.00 FEET; THENCE SOUTH 1320.00 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED AUGUST 22, 2012 AS ENTRY NO. 951740 IN BOOK 2143 AT PAGE 862 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PILE OF ROCKS MARKING THE NORTH QUARTER CORNER OF SECTION 25 TOWNSHIP 1 NORTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 00°02'12" EAST 300.00 FEET; THENCE SOUTH 65°58'23" WEST 800.00 FEET; THENCE SOUTH 12°43'45" WEST 1330.00 FEET; THENCE SOUTH 66°15'13" WEST 1750.00 TO THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00°17'50" WEST ALONG THE WEST LINE OF SAID SECTION 25 2611.99 FEET; THENCE NORTH 89°39'26" EAST 2638.98 FEET TO THE POINT OF BEGINNING. Serial Nos: CD-679-LLA-7 & SS-192-LLA-7

PARCEL 8:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 00°59'27" WEST 1738.20 FEET TO A POINT ON A 2230.86 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 136.81 FEET (CHORD BEARS SOUTH 47°53'29" WEST 136.79) WITH A CENTRAL ANGLE OF 03°30'50"; THENCE SOUTH 46°08'04" WEST 251.89 TO A POINT ON A 1915.96 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 754.07 FEET (CHORD BEARS SOUTH 57°24'34" WEST 749.21) WITH A CENTRAL ANGLE OF 22°33'00"; THENCE SOUTH 68°41'04" WEST 137.76 FEET; THENCE SOUTH 65°49'20" WEST 200.25 FEET; THENCE SOUTH 62°58'26" WEST 77.16 FEET; THENCE SOUTH 00°02'15" EAST 124.32 FEET; THENCE EAST 313.41 FEET TO A POINT ON A 753.10 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 86.07

FEET WITH A CENTRAL ANGLE OF 83°27'07" (CHORD BEARS SOUTH 19°11'36" WEST 86.02') TO A POINT ON A 939.04 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 317.78 FEET WITH A CENTRAL ANGLE OF 70°36'38" (CHORD BEARS SOUTH 18°47'08" WEST 316.27') TO POINT ON A 1837.64 FOOT RADIUS NON TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 115.90 FEET WITH A CENTRAL ANGLE OF 86°23'11" (CHORD BEARS SOUTH 5°41'52" EAST 115.88') TO A POINT ON A 72.45 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 98.17 FEET WITH A CENTRAL ANGLE OF 12°21'33" (CHORD BEARS SOUTH 46°19'29" EAST 90.83') TO A POINT ON A 6559.98 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 172.59 FEET WITH A CENTRAL ANGLE OF 1°30'27" (CHORD BEARS SOUTH 88°58'21" EAST 172.59'); THENCE TO POINT ON A 193.77 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE A DISTANCE OF 212.62 FEET WITH A CENTRAL ANGLE OF 27°07'42" (CHORD BEARS SOUTH 52°51'22" EAST 202.11') TO A POINT ON A 1117.99 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE A DISTANCE OF 75.29 FEET WITH A CENTRAL ANGLE 86°8'30" (CHORD BEARS SOUTH 14°50'31" EAST 75.27'); THENCE SOUTH 16°46'15" EAST 15.30 FEET; THENCE SOUTH 00°59'46" EAST 14.47 FEET; THENCE SOUTH 00°59'46" EAST 19.88 FEET; THENCE SOUTH 52°51'34" EAST 82.51 FEET; THENCE SOUTH 73°06'33" EAST 420.00 FEET; THENCE SOUTH 46°13'54" EAST 100.29 FEET; THENCE NORTH 67°33'26" EAST 179.83 FEET; THENCE NORTH 00°23'43" WEST 201.50 FEET; THENCE NORTH 89°15'54" EAST 0.72 FEET TO BEGINNING.

Serial No: CD-389-LLA-8

**PARCEL 9:**

BEGINNING AT A POINT NORTH 88°38'53" EAST 4370.28 FEET THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°22'34" EAST 4048.34 FEET; THENCE SOUTH 66°21'41" WEST 46.59 FEET; THENCE SOUTH 68°22'10" WEST 423.07 FEET; THENCE NORTH 00°02'15" WEST 4225.00 FEET; THENCE SOUTH 89°42'22" EAST 412.16 FEET THE POINT OF BEGINNING.

Serial No: CD-679-LLA-9

**PARCEL 10:**

BEGINNING AT A POINT NORTH 88°38'53" EAST 4370.28 FEET THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°42'22" EAST 412.16 FEET; THENCE SOUTH 00°42'55" EAST 3786.56 FEET; THENCE SOUTH 51°19'59" WEST 131.15 FEET; THENCE SOUTH 59°35'34" WEST 258.81 FEET; THENCE SOUTH 66°21'35" WEST 117.06 FEET; THENCE NORTH 00°22'34" WEST 4048.34 FEET TO THE POINT OF BEGINNING.

Serial No: CD-679-LLA-10

**PARCEL 11:**

BEGINNING AT A POINT NORTH 88°28'36" EAST 3958.31 FEET AND SOUTH 89°42'22" EAST 824.32 FEET FROM THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°42'22" EAST 412.15 FEET; THENCE SOUTH 01°03'17" EAST 3400.48 FEET; THENCE SOUTH 47°54'07" WEST 145.02 FEET; THENCE SOUTH 46°09'16" WEST 268.80 FEET; THENCE SOUTH 51°19'59" WEST 161.37 FEET; THENCE NORTH 00°42'55" WEST 3786.56 FEET TO THE POINT OF BEGINNING.

Serial No: CD-679-LLA-11

**PARCEL 12:**

BEGINNING AT A POINT EAST 3170.92 FEET AND NORTH 924.92 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE NORTH 17°37'18" EAST 26.09 FEET; THENCE NORTH 05°49'38" EAST 134.80 FEET; THENCE NORTH 12°13'45" EAST 84.92 FEET; THENCE NORTH 01°35'26" EAST 176.06 FEET; THENCE NORTH 23°57'15" EAST 28.84 FEET; THENCE NORTH 30°46'45" EAST 98.74 FEET; THENCE NORTH 40°42'53" EAST 40.52 FEET; THENCE NORTH 86°30'30" EAST 113.60 FEET; THENCE SOUTH 79°38'17" EAST 69.15 FEET; THENCE NORTH 84°58'43" EAST 38.12 FEET; THENCE NORTH 75°45'55" EAST 9.94 FEET; THENCE NORTH 52°08'42" EAST 47.72 FEET; THENCE NORTH 11°20'33" WEST 30.92 FEET; THENCE NORTH 32°35'07" WEST 348.32 FEET; THENCE NORTH 20°00'05" WEST 50.67 FEET; THENCE NORTH 10°36'11" EAST 112.84 FEET; THENCE NORTH 10°06'34" WEST 94.07 FEET; THENCE NORTH 02°59'55" WEST 88.21 FEET; THENCE NORTH 07°01'56" EAST 63.88 FEET; THENCE NORTH 06°54'01" WEST 60.56 FEET; THENCE NORTH 01°06'01" EAST 78.27 FEET; THENCE NORTH 17°00'55" EAST 57.07 FEET; THENCE NORTH 56°15'50" EAST 9.98 FEET; THENCE NORTH 09°13'19" WEST 43.01 FEET; THENCE NORTH 32°05'36" WEST 29.05 FEET; THENCE NORTH 06°35'56" EAST 39.79 FEET; THENCE NORTH 14°26'36" WEST 36.64 FEET; THENCE NORTH 37°22'15" EAST 30.43 FEET; THENCE NORTH 00°49'02" EAST 78.16 FEET; THENCE NORTH 32°50'11" WEST 46.91 FEET; THENCE NORTH 10°36'16" EAST 38.08 FEET; THENCE SOUTH 65°51'51" WEST 35.18 FEET; THENCE NORTH 00°19'02" WEST 91.93 FEET; THENCE NORTH 00°45'02" EAST 46.71 FEET; THENCE NORTH 42°20'13" WEST 45.18 FEET; THENCE NORTH 15°24'53" WEST 28.10 FEET; THENCE NORTH 24°26'35" EAST 27.19 FEET; THENCE NORTH 37°28'44" WEST 36.60 FEET; THENCE NORTH 47°48'51" WEST 19.04 FEET; THENCE NORTH 02°10'31" EAST 24.08 FEET; THENCE NORTH 78°22'09" WEST 31.20 FEET; THENCE NORTH 29°22'23" WEST 29.93 FEET; THENCE NORTH 04°40'16" WEST 48.22 FEET; THENCE NORTH 05°01'48" WEST 73.47 FEET; THENCE NORTH 13°26'59" WEST 44.71 FEET; THENCE NORTH 35°01'08" EAST 33.76 FEET; THENCE NORTH 26°36'40" WEST 20.55 FEET; THENCE SOUTH 87°14'36" WEST 16.13 FEET; THENCE SOUTH 54°35'21" WEST 21.64 FEET; THENCE NORTH 69°52'31" WEST 14.27 FEET; THENCE NORTH 51°31'58" WEST 33.70 FEET; THENCE NORTH 59°01'58" WEST 36.05 FEET; THENCE NORTH 25°32'03" WEST 22.22 FEET; THENCE NORTH 8°59'31" EAST 8.67 FEET; THENCE NORTH 14°25'33" EAST 27.00 FEET; THENCE NORTH 61°33'33" WEST 23.14 FEET; THENCE NORTH 47°51'47" WEST 33.92 FEET; THENCE NORTH 16°01'22" WEST 25.40 FEET; THENCE NORTH 76°46'09" WEST 28.32 FEET; THENCE SOUTH 41°14'50" WEST 30.63 FEET; THENCE SOUTH 86°22'34" WEST 31.20 FEET; THENCE NORTH 59°32'32" WEST 8.95 FEET; THENCE NORTH 09°38'19" EAST 27.47 FEET; THENCE NORTH 83°00'50" WEST 20.04 FEET; THENCE NORTH 66°33'03" WEST 25.94 FEET; THENCE NORTH 41°14'58" WEST 31.41 FEET; THENCE NORTH 18°13'54" WEST 31.01 FEET; THENCE NORTH 55°07'57" WEST 16.86 FEET; THENCE SOUTH 70°57'56" WEST 34.66 FEET; THENCE NORTH 66°19'22" WEST 1.42 FEET; THENCE NORTH 61°47'21" EAST 1240.57 FEET; THENCE SOUTH 00°02'15" EAST 2981.19 FEET; THENCE SOUTH 68°22'10" WEST 348.02 FEET; THENCE SOUTH 71°52'50" WEST 161.90 FEET; THENCE SOUTH 86°10'44" WEST 212.48 FEET; THENCE NORTH 82°04'42" WEST 83.93 FEET TO BEGINNING.

Serial No: CD-679-LLA-12

**PARCEL 13:**

**LOTS 9, 10, 11, 12, 15, 18, 19, 20, 21, 33, 46, 47, AND 48, MOUNTAIN VALLEY RANCH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.**

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2013** and thereafter.

Witness, the hand(s) of said Grantor(s), this August 1, 2013.

Looking Glass Properties LLC, a Utah limited liability company

DKR Ranch Properties, LLC, a Utah limited liability company

Sharon P. Richards  
By: Sharon P. Richards, Manager

Sharon P. Richards  
By: Sharon P. Richards, Manager

STATE OF Utah )  
County of Summit )ss.

On August 1, 2013, before me, the undersigned Notary Public, personally appeared **Sharon P. Richards, Manager of Looking Glass Properties, LLC, a Utah limited liability company and DKR Ranch Properties, LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 3/30/14

Marie McClelland  
Notary Public

