

Recorded at Request of
Dennis K. Poole

Mail Tax Notice to:
OAKSTONE, L.C.
4885 South 900 East, Suite 100
Salt Lake City, Utah 84117

E 1367107 B 2214 P 1115
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 DEC 12 2:39 PM FEE 14.00 DEP DJM
REC'D FOR AMERICA WEST TITLE AGENCY INC

SE 13 4N 2W

SPECIAL WARRANTY DEED

CLEARFIELD AFFORDABLE HOUSING, L.C., a Utah Limited Liability Company, GRANTOR, of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEYS AND WARRANTS** against all claiming by, through and under it, to **OAKSTONE, L.C.**, a Utah Limited Liability Company, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in Davis County, State of Utah:

A Part of the Southeast quarter of Section 12, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U. S. Survey. Beginning at a point being 676.50 feet North 00°06'05" East along the section line and 33.00 feet West of the Southeast corner of Section 12 (Basis of bearing: North 00°06'05" East from the Southeast corner of Section 12 Along the Section line to the East quarter corner); thence as follows: North 89°52'13" West 685.84 feet along the adjoining property line; thence North 89°52'40" West 388.75 feet along the adjoining property line; thence North 29°53'42" West 431.79 feet along the railroad row fence; thence North 00°44'07" West 267.28 feet along the railroad row fence; thence North 89°47'52" East 428.29 feet along an existing chain link fence, thence South 89°44'36" East 371.08 feet; thence South 00°06'05" West 321.07 feet; thence South 89°44'36" East for 495.00 feet to the West line of 1000 East Street; thence South 00°06'05" West 320.61 feet along said street, to the point of beginning.

12-066-0054 pt
Subject to the encumbrances, easements, and restrictions, of record more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS the hand of Grantor this 10 day of December, 1997.

CLEARFIELD AFFORDABLE HOUSING, L.C., a
Utah Limited Liability Company

BY: Its Manager Prowswood Companies, a
Utah Corporation

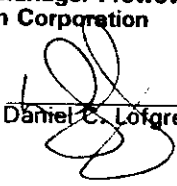
By: 
Daniel C. Lofgren, President

EXHIBIT "A"

EXCEPTIONS TO TITLE

§ 1367107 § 2214 P 1117

1. Charges and assessments levied by Clearfield City, Weber Basin Water Conservancy District, and Davis County Mosquito Abatement District, if any.
2. Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of court and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent, recorded November 18, 1890, in Book L, at Page 467, Davis County Recorder's Office.
3. Subject to matters disclosed by a survey prepared by Thompson-Hysell Engineers; having been certified under the date of September 3, 1997, by Brian D. Jones, a Registered Land Surveyor holding License No. 330833.