

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Leeza Evensen, Esq.  
Snell & Wilmer L.L.P.  
15 West South Temple, Suite 1200  
Salt Lake City, Utah 84101

**ENTRY NO. 00937263**

01/09/2012 04:37:46 PM B: 2111 P: 0686  
Warranty Deed PAGE 1/4  
ALAN SPRIGGS, SUMMIT COUNTY RECORDER  
FEE 16.00 BY SNELL & WILMER



Parcel No. CT-301-C-1-X

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

For the consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

**COALVILLE CITY**, a Utah municipal corporation ("Grantor"), whose address is 10 Main Street, Coalville, Utah 84017,

does hereby grant and convey to

**Coalville Bond Holdings LLC** ("Grantee"), whose address is 529 East South Temple, Salt Lake City, Utah 84102,

the following described real property (the "Property") in Summit County, Utah, more particularly described on **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto.

SUBJECT only to all taxes and assessments not yet due and payable, the title exceptions described in Exhibit B of that certain Special Warranty Deed by Allen Hollow LLC, a Wyoming limited liability company, to the Grantor, which Deed was recorded on July 20, 2011, as Entry No. 00926658 in Book 2088, beginning on Page 1017, in the official records of Summit County, and that certain Dedication of Public Roadway between Grantor and Grantee dated July 13, 2011 and recorded July 20, 2011, as Entry No. 00926650 in Book 2088, beginning on Page 1032, in the official records of Summit County, Utah.

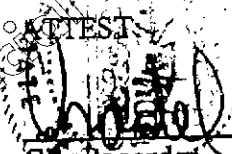
And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters set forth in this Special Warranty Deed ("Deed").

Notwithstanding anything in this Deed to the contrary, Grantor warrants and represents that the title to the Property at the time of the recordation of this Deed in the official records of Summit County, Utah shall be free and clear of all monetary liens and encumbrances (other than the lien for current real property taxes not yet due and payable) and any and all leases, occupancy agreements, rights of first refusal, options, and other agreements that impose leases, liens, arrangements, agreements, understandings, restrictions, options, contracts, or rights of first refusal affecting or relating to the Property in any way.

Grantor declares that this is an absolute conveyance to Grantee for reasonably equivalent value. This Deed is governed by and must be construed in accordance with the laws of the State of Utah without giving effect to conflicts of law principles.

Grantee's acceptance of this Deed does not occur until this Deed has been recorded in the official records of Summit County, Utah.

Dated as of Nov. 16, 2011

ATTEST:  
  
E. Pace  
City Recorder  
HALL

COALVILLE CITY, a municipal corporation

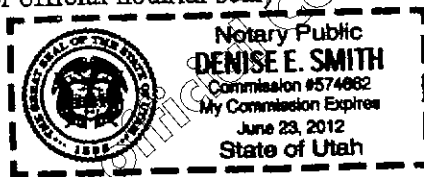
By:   
Its Mayor

State of Utah )  
: ss.  
County of Summit )

On this 16<sup>th</sup> day of Nov., 2011, before me, the undersigned a Notary Public in and for Coalville, Utah, personally appeared Dwaine S. Schmidt and Charlène Pace, who being duly sworn did say, each for themselves, that he the said Dwaine S. Schmidt is the Mayor, and she the said Charlène Pace, is the City Recorder of Coalville City, and that the within and foregoing instrument was signed on behalf of Coalville City, a municipal corporation by authority of a Resolution of its City Council, and they duly acknowledged to me that the said municipal corporation executed the same and that the seal affixed is the seal of said municipal corporation.

  
NOTARY PUBLIC

My commission expires: 6-23-12  
Residing at: Coalville, Utah  
(This area for official notarial seal)



12097620.7

15.

00937263 Page 2 of 4 Summit County

**Exhibit A**  
**Property Legal Description**

A tract of land located in the South half of Section 4 and in the North half of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as South between the Northwest corner and the Southwest corner of said Section 9, described as follows:

BEGINNING at a point which is North  $88^{\circ}46'24''$  West 450.52 feet along the Section line from the North quarter corner of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, a monument in concrete (said point of beginning being a rebar and cap monumenting the Southeast corner of Cedar Crest subdivision) and running thence North  $17^{\circ}15'06''$  East 420.73 feet along the Easterly boundary of said subdivision to a rebar and cap monumenting an angle point on the Easterly boundary of said subdivision; thence North  $22^{\circ}33'41''$  East 580.03 feet along the Easterly boundary of said subdivision; thence North  $35^{\circ}37'26''$  East 201.26 feet along the Easterly boundary of said subdivision to a rebar and cap monumenting an angle point on the Easterly boundary of said subdivision and the center of section line; thence North  $00^{\circ}43'44''$  East along the center of section line 214.59 feet to the Northwest corner of the Southwest quarter of the Southeast quarter of Section 4; thence South  $88^{\circ}32'37''$  East along the quarter-quarter section line 1329.33 feet to the Northeast corner of the Southwest quarter of the Southeast quarter of Section 4; thence South  $00^{\circ}23'40''$  West along the quarter-quarter section line 1320.13 feet to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 4; thence North  $88^{\circ}46'25''$  West along the Section line 539.07 feet to the crest of a cedar ridge; the following 3 calls being along said crest: 1) thence South  $26^{\circ}35'09''$  West 245.46 feet; 2) thence South  $18^{\circ}16'04''$  West 307.89 feet; 3) thence South  $31^{\circ}09'41''$  West 471.75 feet; thence North  $50^{\circ}56'01''$  West 301.69 feet to a rebar and cap monumenting the Northeast corner of that certain parcel of land conveyed to CRA Enterprises Investments, L.C., by that certain Special Warranty Deed recorded January 14, 2000 as Entry No. 557193 in Book 1303 at Page 1079 of the official records in the office of the Summit County Recorder; the following 8 calls being along the Northerly boundary of the CRA Parcel: (Note: rotation of  $2^{\circ}06'19''$  to the right has been applied) 1) thence North  $48^{\circ}49'51''$  West 188.47 feet to a rebar and cap; 2) thence North  $42^{\circ}54'15''$  West 57.25 feet to a rebar and cap; 3) thence North  $48^{\circ}49'51''$  West 96.07 feet to a rebar and cap; 4) thence South  $86^{\circ}48'09''$  West 73.64 feet to a rebar and cap; 5) thence South  $31^{\circ}30'39''$  West 221.86 feet to a rebar and cap; 6) thence South  $56^{\circ}58'29''$  West 108.74 feet to a rebar and cap; 7) thence South  $52^{\circ}56'29''$  West 115.32 feet to a rebar and cap; 8) thence South  $29^{\circ}37'11''$  West 327.46 feet to the Northerly line of an existing road (30 feet perpendicular from the centerline of said road); thence North  $63^{\circ}34'07''$  West 296.43 feet along said line; thence along the arc of a curve to the left 753.44 feet (radius 483.56 feet, chord bearing South  $66^{\circ}06'08''$  West 679.51 feet) along said line; thence South  $15^{\circ}45'06''$  West 29.69 feet, along said line to the Southerly line of the Northwest quarter of the Northwest quarter of Section 9, thence North  $88^{\circ}49'44''$  West 687.48 feet, along said line to the edge of a rock ledge; thence North  $43^{\circ}38'35''$  East 64.40 feet, along said ledge to a nail set in ledge; thence North  $31^{\circ}10'07''$  East 57.35 feet, along said ledge; thence North  $17^{\circ}53'08''$  East 176.08 feet, along said ledge; thence North  $36^{\circ}16'43''$  East 650.31 feet, along said ledge; thence North  $33^{\circ}19'13''$  East 334.86 feet, along said ledge; thence North  $19^{\circ}30'51''$  East 257.91 feet, along said ledge to the Northerly line

of Section 9, said line also being the Southerly boundary line of Cedar Crest subdivision; thence South 88°46'24" East 1021.86 feet, along said Section line to the POINT OF BEGINNING.

Excepting therefrom those portions conveyed by that Quit Claim Deed of Dedication of Roadway to Municipal Corporation, with Allen Hollow LLC as Grantor and Coalville City as Grantee, recorded November 16, 2007 as Entry No. 830742 in Book 1899 at Page 1815 of the official records of the Summit County Recorder.

Parcel No. CT-301-C-1-X

Less and excepting the following property:

That portion of the Small Business and Technology Park in the City of Coalville, County of Summit, State of Utah, per the official plat thereof, located in the Northwest Quarter of Section 9, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and being a strip of land 60.00 feet in width described as follows:

**COMMENCING** at the North Quarter Corner of said Section 9; thence South 89° 47' 19" West 594.06 feet along the northerly line of said Section 9 and the southerly line of the Cedar Crest Subdivision to the **TRUE POINT OF BEGINNING**; thence South 34°30'14 East 345.26 feet to northwesterly right-of-way line of Summit Business Park Drive, 60.00 feet wide, and the beginning of a curve concave northerly having a radius of 270.00 feet; thence Westerly 28.65 feet along said curved right-of-way through a central angle of 06°04'46"; thence, continuing along said right-of-way South 75°12'23" East 34.59 feet; thence North 34°30'14" West 366.30 feet to said northerly line of Section 9; thence North 89°47'19" East 72.62 feet along said northerly line to the **TRUE POINT OF BEGINNING**.

When Recorded Return to:  
Coalville Bond Holdings LLC  
c/o Leeza Evensen  
Snell & Wilmer L.L.P.  
15 W. South Temple, Ste. 1200  
Salt Lake City, UT 84101

**ENTRY NO. 00940285**

02/28/2012 04:09:39 PM B: 2117 P: 0995

Quit Claim Deed PAGE 1/5

ALAN SPRIGGS SUMMIT COUNTY RECORDER

FEE 18.00 BY SNELL & WILMER



## **QUITCLAIM DEED**

WHEREAS, under Coalville City Ordinance No. 2008-1 ("the Assessment Ordinance"), Coalville City levied a special assessment tax on the properties located within the Coalville City, Utah Special Improvement District No. 2001-1, which properties include the property described in **EXHIBIT A** ("the Property"); and

WHEREAS, a Notice of Proposed Assessment was recorded on April 10, 2009, as Entry No. 00869528, in the official records of the Summit County Recorder; and

WHEREAS, a breach and default occurred under the terms of the Assessment Ordinance in the particulars set forth in the Notice of Default and Designation of Trustee, recorded September 29, 2009, as Entry No. 00883275, in the official records of the Summit County Recorder, and the Amended Notice of Default and Designation of Trustee, recorded May 20, 2010, as Entry No. 00899064, in the official records of the Summit County Recorder; and

WHEREAS, Coalville City appointed J. Craig Smith, Esq., as Trustee; and

WHEREAS, the default was not cured, and the Trustee properly held a Trustee's Sale on October 19, 2011, all in compliance with applicable Utah law, at which sale Coalville City was the high bidder and purchaser of the Property, after bidding an amount equal to the amount due under the assessment lien, including accrued interest, attorney fees, trustee fees, and other costs of sale; and

WHEREAS, the Trustee executed a Trustee's Deed on October 31, 2011, which was recorded October 31, 2011, as Entry No. 00933139, in the official records of the Summit County Recorder, under which title to the Property was conveyed to Coalville City; and


WHEREAS, pursuant to Coalville City Resolution 2009-3 ("the Bond Resolution"), Coalville Bond Holdings LLC purchased the Coalville City, Utah Special Assessment Bonds, Series 2009 (Special Improvement District 2001-1) in the total principal amount of \$3,858,905; and

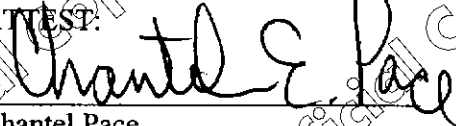
WHEREAS, pursuant to Utah Code Ann. § 11-42-504 and Article 4.10 of the Bond Resolution, Coalville City may, at its discretion, elect to transfer ownership of the Property to Coalville Bond Holdings LLC in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property; and

WHEREAS, Coalville City, acting through its duly elected City Council, has elected to transfer ownership of the Property to Coalville Bond Holdings LLC in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

NOW, THEREFORE, Coalville City hereby quitclaims and conveys to Coalville Bond Holdings LLC, without any covenant or warranty, express or implied, all right, title, and interest of Coalville City in and to that certain property in Summit County, Utah, as more particularly described in EXHIBIT A, together with any buildings, fixtures, improvements, easements, rights of way, and appurtenances belonging to the property, in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

DATED this 16 day of Nov, 2011.

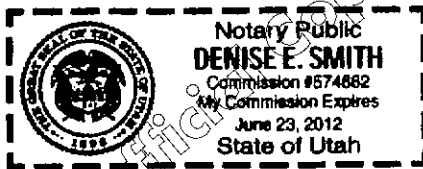
  
\_\_\_\_\_  
Coalville City  
By: Mayor Duane S. Schmidt

ATTEST:  
  
\_\_\_\_\_  
Chantel Pace  
Coalville City Recorder

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SUMMIT )

On the 16<sup>th</sup> day of November, 2011, Duane S. Schmidt and Chantel Pace personally appeared before me and duly acknowledged that they, acting in their respective capacities of Mayor and Recorder of Coalville City, executed the foregoing instrument for the purposes stated therein.

  
\_\_\_\_\_  
Notary Public

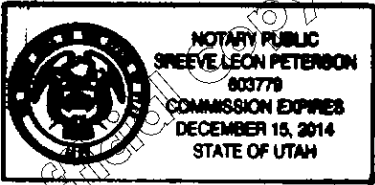


CERTIFICATE OF ACCEPTANCE

Coalville Bond Holdings LLC, as Grantee under the foregoing Quitclaim Deed, hereby accepts the property described in EXHIBIT A, together with any buildings, fixtures, improvements, easements, rights of way, and appurtenances belonging to the property, in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

DATED this 6 day of February, 2012.

Matthew Ireland  
Coalville Bond Holdings LLC  
By: Matthew Ireland, Manager



State of Utah  
County of S. H. Lake

On the 6<sup>th</sup> day of February, 2012, Matthew Ireland personally appeared before me and duly acknowledged that he/she, acting in his authorized capacity as Manager of Coalville Bond Holdings LLC, executed the foregoing Certificate of Acceptance for the purposes stated therein.

[Signature]  
Notary Public

**EXHIBIT A**

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE CENTER OF SAID SECTION 4; AND RUNNING THENCE SOUTH 6.50 CHAINS; THENCE EAST 1.28 CHAINS; THENCE NORTH 30°41' EAST 5.27 CHAINS; THENCE NORTH 48°35' EAST 2.97 CHAINS; THENCE WEST 6.19 CHAINS TO THE PLACE OF BEGINNING. AT THE END OF THE 1.50 CHAINS ON THE THIRD COURSE THERE IS A MINUS OFFSET BOUNDED BY A REGULARLY CURVED LINE WHICH TERMINATES AT THE END OF THE THIRD CHAIN AND WHOSE GREATEST DISTANCE FROM THE GIVEN LINE AT THE POINT OF OFFSET IS (.75) CHAINS. THERE IS ALSO A PLUS OFFSET AT THE END OF THE FOURTH CHAIN ON THE SAME COURSE WHOSE GREATEST DISTANCE AT THE POINT OF OFFSET IS (.75) CHAINS AND WHICH TERMINATES AT THE END OF SAID COURSE (SERIAL NO. CT-250)

LESS AND EXCEPTING THE FOLLOWING PARCELS:

**PARCEL A**

A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT THAT IS EAST 3,740.57 AND NORTH 2,257.40 FEET FROM THE NORTHWEST CORNER OF SECTION 9, T. 2 N., R. 5 E., SLB&M (BASIS AND BEARING: SOUTH 5,306.31 FEET FROM THE NORTHWEST CORNER TO THE SOUTHWEST CORNER OF SAID SECTION 9). THENCE AS FOLLOWS: N 34°36'00" W 434.38 FEET TO THE COALVILLE CITY BOUNDARY LINE; THENCE N 89°37'15" W 139.27 FEET ALONG SAID CITY BOUNDARY; THENCE N 35°32'04" E 738.63 FEET; THENCE S 49°30'58" E 277.94 FEET; THENCE S 00°14'41" E 459.33 FEET; THENCE S 21°30'29" W 94.56 FEET; THENCE S 39°07'03" W 96.99 FEET; THENCE SOUTHWESTERLY 45.32 FEET ALONG A CURVE TO THE RIGHT (R=180.00' DELTA=14°25'35" T=22.78' CH=45.20' CHB=S 46°19'50"W); THENCE S 53°32'38" W 33.22 FEET; THENCE SOUTHWESTERLY 16.62 FEET ALONG A CURVE TO THE RIGHT TO A CURVE TO THE LEFT (R=18.00' DELTA=52°54'09" T=8.96" CH=16.04' CHB=S 79°59'42" W); THENCE SOUTHWESTERLY 116.89 FEET ALONG A CURVE TO THE LEFT TO A CURVE TO THE RIGHT (R=45.00' DELTA=148°49'33" T=161.31' CH=86396' CHB=S 32°02'00" W); THENCE SOUTHEASTERLY 20.01 FEET ALONG A CURVE TO THE RIGHT TO A CURVE TO THE RIGHT (R=18.00' DELTA=63°42'30" T=11.18' CH=19.00' CHB=S 10°31'32" E); THENCE SOUTHWESTERLY 11.57 FEET ALONG A CURVE TO THE RIGHT TO A CURVE TO A NON-TANGENT LINE (R=185.00' DELTA=03°35'02" T=5.79' CH=11.57' CHB=S 23°07'14"W); THENCE IN 90°00'00" W 38.59 FEET TO THE POINT OF BEGINNING.

**PARCEL B (UPCM ACCESS ROAD PARCEL):**

BEGINNING AT A POINT EAST 3,997.28 FEET AND NORTH 2,436.86 FEET FROM THE NORTHWEST CORNER OF SECTION 9, T.2N., R 5E., SLB&M. THENCE AS FOLLOWS: S 39°06'39" W 78.32 FEET; THENCE SOUTHWESTERLY 60.43 FEET ALONG A CURVE TO THE RIGHT TO A TANGENT LINE (R=240.00' DELTA=14°25'36" T=30.38' CH=60.27' CHB=S 46°19'50" W); THENCE S 53°32'38" W 45.75 FEET; THENCE NORTHWESTERLY 65.27 FEET ALONG A CURVE TO THE LEFT TO A NON-TANGENT LINE (R=55.00' DELTA=67°59'30" T=37.09' CH=61.50' CHB=N 23°47'12"W); THENCE N 53°32'38" E 32.24 FEET; THENCE NORTHEASTERLY 45.32 FEET ALONG A CURVE TO THE RIGHT/LEFT TO A TANGENT LINE (R=180.00' DELTA=14°25'32" T=22.78' CH=45.20' CHB=N 46°19'50" E); THENCE N 39°07'03" E



97.00 FEET; THENCE N 21°30'29" E 94.56 FEET TO THE EASTERN BOUNDARY OF COALVILLE CITY; THENCE S 00°02'45" E 140.30 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING.

PARCEL C (All of Phase I of Cedar Heights P.R.U.D., Coalville, Summit County, Utah)  
PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.L.B.&M. US SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, SAID POINT ALSO BEING 1312.21 FEET NORTH AND 2668.91 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 9 T2N, R5E, SLB&M, THENCE THE FOLLOWING COURSES: (BASIS OF BEARING S 00°56'42" E FROM THE NORTHWEST CORNER OF SAID SECTION 9 TO THE SOUTHWEST CORNER OF SECTION 9)  
N 00°12'58" W 337.36 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE N 89°50'41" E 328.57 FEET THENCE; N 48°41'31" E 245.18 FEET; THENCE S 50°26'27" E 155.66 FEET; THENCE N 62°42'04" E 45.61 FEET; THENCE S 51°30'18" E 104.55 FEET; THENCE S 38°29'42" W 192.94 FEET; THENCE N 49°07'55" W 36.54 FEET; THENCE S 41°16'59" W 40.63 FEET; THENCE S 11°08'13" W 207.90 FEET; THENCE N 89°29'19" W 539.17 FEET TO THE POINT-OF BEGINNING.

SUBJECT OF THE FOLLOWING THREE (3) EASEMENTS:

1) THAT CERTAIN "CORRECTIVE UTILITY EASEMENT" EXECUTED ON APRIL 9, 2008 BY NORTH SUMMIT DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR, IN FAVOR OF COALVILLE CITY, A MUNICIPALITY, AS GRANTEE, AND FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN BOOK NO. 1923 ON PAGE NO. 1806 AS ENTRY NO. 00841683.

2) THAT CERTAIN "CORRECTIVE GRANT OF ACCESS AND UTILITY EASEMENTS (ACCESS AND UTILITY RESERVATION PARCEL)" EXECUTED ON APRIL 9, 2008 BY NORTH SUMMIT DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR, IN FAVOR OF UNITED PARK CITY MINES COMPANY, A DELAWARE CORPORATION, AS GRANTEE, AND FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN BOOK NO. 1923 ON PAGE NO. 1818 AS ENTRY NO. 00841685.

3) THAT CERTAIN "CORRECTIVE GRANT OF ACCESS AND UTILITY EASEMENTS" EXECUTED ON APRIL 9, 2008 BY NORTH SUMMIT DEVELOPMENT, L.C., A UTAH LIMITED LIABILITY COMPANY, AS GRANTOR, IN FAVOR OF UNITED PARK CITY MINES COMPANY, A DELAWARE CORPORATION, AS GRANTEE, AND FILED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER IN BOOK NO. 1923 ON PAGE NO. 1809 AS ENTRY NO. 00841684.

00926649 B: 2088 P: 1028

Page 1 of 4

Alan Spriggs, Summit County Utah Recorder

07/20/2011 12:06:17 PM Fee \$39.00

By FIRST AMERICAN NCS - SOUTH TEMPLE

Electronically Recorded

When Recorded Return to:

Coalville Bond Holdings LLC  
c/o Leeza Evensen

Snell & Wilmer L.L.P.

15 W. South Temple, Ste. 1200

Salt Lake City, UT 84101

**QUITCLAIM DEED**

WHEREAS, under Coalville City Ordinance No. 2008-1 ("the Assessment Ordinance"), Coalville City levied a special assessment tax on the properties located within the Coalville City, Utah Special Improvement District No. 2001-1, which properties include the property described in EXHIBIT A ("the Property"); and

WHEREAS, a Notice of Proposed Assessment was recorded on April 10, 2009, as Entry No. 00869528, in the official records of the Summit County Recorder; and

WHEREAS, a breach and default occurred under the terms of the Assessment Ordinance in the particulars set forth in the Notice of Default and Designation of Trustee, recorded September 29, 2009, as Entry No. 00883275, in the official records of the Summit County Recorder, and the Amended Notice of Default and Designation of Trustee, recorded May 20, 2010, as Entry No. 00899064, in the official records of the Summit County Recorder; and

WHEREAS, Coalville City appointed J. Craig Smith, Esq., as Trustee; and

WHEREAS, the default was not cured, and the Trustee properly held a Trustee's Sale on January 18, 2011, all in compliance with applicable Utah law, at which sale Coalville City was the high bidder and purchaser of the Property, after bidding an amount equal to the amount due under the assessment lien, including accrued interest, attorney fees, trustee fees, and other costs of sale; and

WHEREAS, the Trustee executed a Trustee's Deed on January 20, 2011, which was recorded January 20, 2011, as Entry No. 00915538, in the official records of the Summit County Recorder, under which title to the Property was conveyed to Coalville City; and

WHEREAS, pursuant to Coalville City Resolution 2009-3 ("the Bond Resolution"), Coalville Bond Holdings LLC purchased the Coalville City, Utah Special Assessment Bonds, Series 2009 (Special Improvement District 2001-1) in the total principal amount of \$3,858,905; and


WHEREAS, pursuant to Utah Code Ann. § 11-42-504 and Article 4.10 of the Bond Resolution, Coalville City may, at its discretion, elect to transfer ownership of the Property to Coalville Bond Holdings LLC in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property; and

WHEREAS, Coalville City, acting through its duly elected City Council, has elected to transfer ownership of the Property to Coalville Bond Holdings LLC in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

**ACCOMMODATION RECORDING ONLY.  
FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION  
OF TITLE, NOR DOES IT ASSUME ANY  
RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT.**

NOW, THEREFORE, Coalville City hereby quitclaims and conveys to Coalville Bond Holdings LLC, without any covenant or warranty, express or implied, all right, title, and interest of Coalville City in and to that certain property in Summit County, Utah, as more particularly described in **EXHIBIT A**, together with any buildings, fixtures, improvements, easements, rights of way, and appurtenances belonging to the property, in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

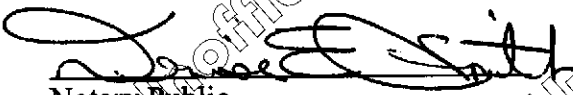
DATED this 13 day of June, 2011.

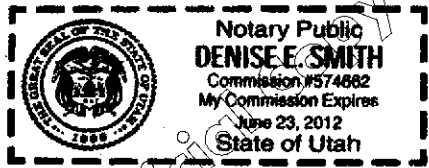
  
\_\_\_\_\_  
Coalville City  
By: Mayor Duane S. Schmidt

ATTEST:  
  
\_\_\_\_\_  
Chantel Pace  
Coalville City Recorder

STATE OF UTAH                    )  
  :ss.  
COUNTY OF Summit )

On the 13<sup>th</sup> day of June, 2011, Duane S. Schmidt and Chantel Pace personally appeared before me and duly acknowledged that they, acting in their respective capacities of Mayor and Recorder of Coalville City, executed the foregoing instrument for the purposes stated therein.

  
\_\_\_\_\_  
Notary Public



CERTIFICATE OF ACCEPTANCE

Coalville Bond Holdings LLC, as Grantee under the foregoing Quitclaim Deed, hereby accepts the property described in **EXHIBIT A**, together with any buildings, fixtures, improvements, easements, rights of way, and appurtenances belonging to the property, in full satisfaction of all assessment obligations and any payment obligations of Coalville City to Coalville Bond Holdings LLC related to the Property.

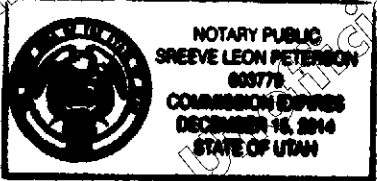
DATED this 11<sup>th</sup> day of July, 2011.

Matthew Ireland  
Coalville Bond Holdings LLC  
By: MATTHEW IRELAND  
Its: Manager

State of Utah  
County of Salt Lake }  
:ss.

On the 11<sup>th</sup> day of July, 2011, Matthew Ireland personally appeared before me and duly acknowledged that he/she, acting in his/her authorized capacity as Manager of Coalville Bond Holdings LLC, executed the foregoing Certificate of Acceptance for the purposes stated therein.

[Signature]  
Notary Public



**EXHIBIT A**

All of Phase I of Cedar Heights P.R.U.D., Coalville, Summit County, Utah, which is further described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.L.B.&M. US SURVEY. BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 4, SAID POINT ALSO BEING 1312.21 FEET NORTH AND 2668.91 FEET EAST FROM THE NORTHWEST CORNER OF SECTION 9, T2N, R5E, SLB&M, THENCE THE FOLLOWING COURSES:

(BASIS OF BEARING S 00°56'42" E FROM THE NORTHWEST CORNER OF SAID SECTION 9 TO THE SOUTHWEST CORNER OF SECTION 9)

N 00°12'58" W 337.36 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE N 89°50'41" E 328.57 FEET THENCE; N 48°41'31" E 245.18 FEET; THENCE S 50°26'27" E 155.66 FEET; THENCE N 62°42'04" E 45.61 FEET; THENCE S 51°30'18" E 104.55 FEET; THENCE S 38°29'42" W 192.94 FEET; THENCE N 49°07'55" W 36.54 FEET; THENCE S 41°16'59" W 40.63 FEET; THENCE S 11°08'13" W 207.90 FEET; THENCE N 89°29'19" W 539.17 FEET TO THE POINT-OF BEGINNING.

The above metes and bounds description includes all lots (Lots 1-24, inclusive) in Phase I of the Cedar Heights Subdivision (Serial Nos. CDRHTS-1 through CDRHTS-24, inclusive).