

Recording Requested by:  
First American Title Insurance Company  
National Commercial Services  
215 South State Street, Ste. 380  
Salt Lake City, UT 84111  
(801)536-3100  
Mail Tax Notices to and  
AFTER RECORDING RETURN TO:  
The Jeremy Golf and Country Club, Inc.

8770 N. Jeremy Road

Park City, UT 84098

01149193 B: 2622 P: 0806

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Rhonda Francis Summit County Recorder

12/03/2020 11:35:01 AM Fee \$40.00

By FIRST AMERICAN TITLE INSURANCE COMPANY - NCS :

Electronically Recorded

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

## **SPECIAL WARRANTY DEED**

Escrow No: NCS-1036035-SLC1 ach

A.P.N.: JGC-1, JGC-2, JGC-3, JGC-4, JGC-5, SS-4-F, JR-3-OA-1, SS-3-G

The Jeremy Golf and Country Club, Inc., a Utah corporation, which acquired title as The Jeremy Golf and Country Club, Inc., a Utah non-profit corporation, Grantor, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

The Jeremy Golf and Country Club, Inc., a Utah corporation, Grantee, 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:

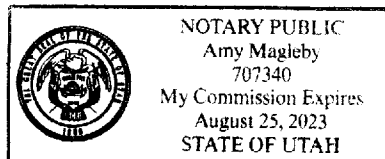
SEE EXHIBIT A

Witness, the hand(s) of said Grantor(s), this November 25, 2020.

The Jeremy Golf and Country Club, Inc.,  
a Utah corporation

By: [Signature]  
Name: BRIAN SCHILLER  
Title: PRESIDENT

STATE OF Utah )  
County of Utah ) ss.



On November 25, 2020, before me, the undersigned Notary Public, personally appeared Brian Schiller, the President of The Jeremy Golf and Country Club, Inc., a Utah corporation, 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: 8/25/23

[Signature]  
Notary Public

## EXHIBIT A

### Legal Description

#### PARCEL 1:

PARCEL 1, JEREMY RANCH GOLF COURSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE

#### PARCEL 1A:

##### LANDSCAPE EASEMENT FOR ENTRANCE SIGN:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JEREMY ROAD; SAID POINT LIES SOUTH 89°47'18" WEST ALONG THE SECTION LINE 1264.95 FEET AND NORTH 00°07'00" WEST ALONG SAID RIGHT OF WAY LINE 7.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 2 TOWNSHIP 1 SOUTH RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°53'00" EAST 45.85 FEET; THENCE SOUTH 0°07'00" EAST 88.74 FEET; THENCE SOUTH 89°53'00" WEST 45.85 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 0°07'00" WEST ALONG SAID EASTERLY RIGHT OF WAY 88.74 FEET TO THE POINT OF BEGINNING

#### PARCEL 2:

PARCEL 2, JEREMY RANCH GOLF COURSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE

#### PARCEL 2A:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF JEREMY ROAD, SAID POINT LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST 1755.74 FEET ALONG THE SECTION LINE, AND NORTH 1199.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 30 DEGREES 09 MINUTES 00 SECONDS EAST 254.33 FEET; THENCE NORTH 55 DEGREES 50 MINUTES 00 SECONDS WEST 193.19 FEET; THENCE SOUTH 71 DEGREES 18 MINUTES 53 SECONDS EAST 247.95 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 58 SECONDS WEST 245.36 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SADDLE BACK ROAD, SAID POINT ALSO LIES ON THE ARC OF A 346.90 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 25 DEGREES 10 MINUTES 00 SECONDS EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE 97.62 FEET, THROUGH A CENTRAL ANGLE OF 16 DEGREES 07 MINUTES 24 SECONDS TO THE POINT OF REVERSE CURVATURE OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS NORTH 41 DEGREES 17 MINUTES 24 SECONDS WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, 3.57 FEET, THROUGH A CENTRAL ANGLE OF 13 DEGREES 40 MINUTES 16 SECONDS; THENCE SOUTH 30 DEGREES 09 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 13.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF JEREMY ROAD; THENCE NORTH 59 DEGREES 51 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 125.30 FEET TO THE POINT OF BEGINNING

PARCEL NO. 2B:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 359, JEREMY RANCH, PLAT NO. 3, SAID POINT LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST ALONG THE SECTION LINE 2045.05 FEET AND NORTH 1785.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 57 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY BOUNDARY OF SAID JEREMY RANCH PLAT NO. 3, 316.32 FEET; THENCE NORTH ALONG SAID SOUTHERLY BOUNDARY LINE, 83.81 FEET; THENCE EAST ALONG SAID SOUTHERLY BOUNDARY LINE, 205.00 FEET THENCE SOUTH, 156.25 FEET; THENCE SOUTH 71 DEGREES 18 MINUTES 53 SECONDS EAST, 204.24 FEET; THENCE SOUTH 32 DEGREES 16 MINUTES 50 SECONDS EAST, 124.28 FEET; THENCE SOUTH 06 DEGREES 05 MINUTES 13 SECONDS WEST, 60.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SADDLE BACK ROAD, SAID POINT ALSO BEING ON THE ARC OF A 196.22 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 13 DEGREES 27 MINUTES 59 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE 40.07 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 42 MINUTES 01 SECOND, THENCE SOUTH 64 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 218.00 FEET TO A POINT ON THE EASTERLY LINE OF "PARCEL 2A" OF THE "JEREMY RANCH GOLF COURSE" AS RECORDED IN ENTRY NO. S361 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, COALVILLE, UTAH; THENCE NORTH 00 DEGREES 49 MINUTES 58 SECONDS EAST ALONG SAID EASTERLY LINE, 245.36 FEET TO A POINT ON THE NORTHERLY LINE OF SAID "PARCEL 2A"; THENCE NORTH 71 DEGREES 18 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY LINE, 247.95 FEET TO A POINT ON THE EASTERLY LINE OF "PARCEL 2" OF SAID "JEREMY RANCH GOLF COURSE"; THENCE NORTH 55 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE, 366.10 FEET; THENCE NORTH 42 DEGREES 14 MINUTES 00 SECONDS EAST ALONG SAID EASTERLY LINE, 68.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

PARCEL 3, JEREMY RANCH GOLF COURSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE

EASEMENT 3A:

25 FOOT ACCESS EASEMENT:

BEGINNING AT A POINT SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST 515.11 FEET ALONG A SECTION LINE AND NORTH 1864.41 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH LINE OF PARCEL 3; RUNNING THENCE NORTH 06 DEGREES 15 MINUTES 30 SECONDS EAST 110.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF CREEK ROAD; THENCE ALONG SAID LINE SOUTH 83 DEGREES 34 MINUTES 30 SECONDS EAST 25.00 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 30 SECONDS WEST 110.00 FEET TO THE NORTH LINE OF PARCEL 3; THENCE ALONG SAID LINE NORTH 83 DEGREES 34 MINUTES 30 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

PARCEL 4, JEREMY RANCH GOLF COURSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE

PARCEL 4A:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 1760.48 FEET ALONG SECTION LINE AND NORTH 3045.54 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF JEREMY ROAD; RUNNING THENCE NORTH 43 DEGREES 10 MINUTES 00 SECONDS EAST 127.30 FEET; THENCE NORTH 20 DEGREES 38 MINUTES 00 SECONDS EAST 144.00 FEET; THENCE SOUTH 79 DEGREES 08 MINUTES 00 SECONDS EAST 76.00 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 00 SECONDS EAST 90.00 FEET; THENCE SOUTH 20 DEGREES 24 MINUTES 00 SECONDS EAST 223.00 FEET; THENCE SOUTH 44 DEGREES 32 MINUTES 00 SECONDS WEST 184.00 FEET TO THE NORTH RIGHT OF WAY OF JEREMY ROAD; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 48 DEGREES 23 MINUTES 57 SECONDS WEST 293.94 FEET TO THE POINT OF BEGINNING.

PARCEL 4B:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 2718.01 FEET ALONG A SECTION LINE AND NORTH 3032.42 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL 4; RUNNING THENCE NORTH 48 DEGREES 53 MINUTES 15 SECONDS EAST 198.09 FEET; THENCE SOUTH 60 DEGREES 49 MINUTES 10 SECONDS EAST 244.54 FEET; THENCE SOUTH 50 DEGREES 19 MINUTES 45 SECONDS EAST 271.75 FEET; THENCE SOUTH 45 DEGREES 30 MINUTES 05 SECONDS EAST 189.62 FEET; THENCE SOUTH 43 DEGREES 04 MINUTES 40 SECONDS EAST 240.93 FEET TO THE NORTH LINE OF PARCEL 4; THENCE ALONG SAID LINE NORTH 61 DEGREES 36 MINUTES 00 SECONDS WEST 991.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4C:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 3589.74 FEET ALONG A SECTION LINE AND NORTH 2557.86 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL 4; RUNNING THENCE NORTH 40 DEGREES 31 MINUTES 42 SECONDS EAST 160.96 FEET; THENCE NORTH 78 DEGREES 28 MINUTES 04 SECONDS EAST 414.35 FEET; THENCE SOUTH 76 DEGREES 36 MINUTES 35 SECONDS EAST 547.35 FEET TO THE NORTH LINE OF PARCEL 4; THENCE ALONG SAID NORTH LINE SOUTH 85 DEGREES 42 MINUTES 00 SECONDS WEST 1046.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4D:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 4632.81 FEET ALONG A SECTION LINE AND NORTH 2632.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL 4; RUNNING THENCE SOUTH 89 DEGREES 15 MINUTES 31 SECONDS EAST 573.93 FEET; THENCE SOUTH 59 DEGREES 26 MINUTES 24 SECONDS EAST 269.72 FEET TO THE NORTH LINE OF PARCEL 4; THENCE ALONG SAID LINE NORTH 79 DEGREES 50 MINUTES 00 SECONDS WEST 819.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4K:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF JEREMY ROAD (A PROPOSED ROAD), SAID POINT BEING NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST ALONG THE

SECTION LINE 1116.08 FEET AND NORTH 4330.78 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT LIES ON THE ARC OF A 675.55 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS NORTH 65 DEGREES 40 MINUTES 00 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY 361.58 FEET, THROUGH A CENTRAL ANGLE OF 30 DEGREES 40 MINUTES 00 SECONDS; THENCE NORTH 06 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE, 20.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DAYBREAKER ROAD (A PROPOSED ROAD); THENCE SOUTH 86 DEGREES 44 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 112.56 FEET TO THE POINT OF CURVE OF A 213.98 FOOT RADIUS CURVE TO THE RIGHT, RADIUS POINT BEARS SOUTH 03 DEGREES 16 MINUTES 00 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 235.91 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 10 MINUTES 00 SECONDS; THENCE SOUTH 23 DEGREES 34 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 160.00 FEET TO THE POINT OF CURVE OF A 614.78 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 66 DEGREES 26 MINUTES 00 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE 442.43 FEET, THROUGH A CENTRAL ANGLE OF 41 DEGREES 14 MINUTES 00 SECONDS; THENCE SOUTH 64 DEGREES 48 MINUTES 51 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 30.00 FEET; THENCE SOUTH 44 DEGREES 36 MINUTES 00 SECONDS WEST, 112.81 FEET TO THE NORTHERLY LINE OF PARCEL 4, OF THE "JEREMY RANCH GOLF COURSE" AS RECORDED IN ENTRY NO. S361 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, COALVILLE, UTAH; THENCE NORTH 45 DEGREES 24 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 196.49 FEET; THENCE NORTH 28 DEGREES 22 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 219.00 FEET; THENCE NORTH 49 DEGREES 02 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 122.00 FEET; THENCE NORTH 86 DEGREES 10 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 130.00 FEET; THENCE SOUTH 39 DEGREES 58 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 141.00 FEET TO THE POINT OF BEGINNING.

EASEMENT 4F:

BEGINNING AT THE NORTHWEST CORNER OF LOT 385, THE JEREMY RANCH PLAT NO. 3 SUBDIVISION AS RECORDED AND ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE AND RUNNING THENCE SOUTH 83 DEGREES 34 MINUTES 30 SECONDS EAST 133.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 21 DEGREES 46 MINUTES 51 SECONDS WEST 24.00 FEET ALONG THE EAST LINE OF SAID LOT; THENCE NORTH 84 DEGREES 11 MINUTES 33 SECONDS WEST 34.30 FEET; THENCE SOUTH 70 DEGREES 06 MINUTES 50 SECONDS WEST 35.00 FEET; THENCE NORTH 80 DEGREES 26 MINUTES 26 SECONDS WEST 16.00 FEET; THENCE NORTH 34 DEGREES 34 MINUTES 22 SECONDS WEST 32.00 FEET; THENCE NORTH 67 DEGREES 18 MINUTES 53 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID LOT 385; THENCE NORTH 06 DEGREES 25 MINUTES 30 SECONDS EAST 7.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EASEMENT 4G:

BEGINNING AT A POINT WHICH IS SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST 2123.25 FEET ALONG A SECTION LINE AND NORTH 2227.43 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF HOMESTEAD LANE; RUNNING THENCE NORTH 43 DEGREES 44 MINUTES 54 SECONDS EAST 173.01 FEET TO THE SOUTH LINE OF PARCEL 4; THENCE ALONG SAID LINE SOUTH 24 DEGREES 23 MINUTES 16 SECONDS EAST 26.94 FEET; THENCE SOUTH 43 DEGREES 44 MINUTES 54 SECONDS EAST 162.98 FEET TO THE NORTH RIGHT OF WAY LINE OF

HOMESTEAD LANE; THENCE ALONG SAID LINE NORTH 46 DEGREES 15 MINUTES 06 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING.

EASEMENT 4H:

25 FOOT ACCESS EASEMENT

BEGINNING AT A POINT SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST 522.08 FEET ALONG A SECTION LINE AND NORTH 2033.28 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF CREEK ROAD; RUNNING THENCE NORTH 06 DEGREES 25 MINUTES 30 SECONDS EAST 140.00 FEET TO THE SOUTH LINE OF PARCEL 4, THENCE ALONG SAID LINE SOUTH 83 DEGREES 34 MINUTES 30 SECONDS EAST 25.00 FEET; THENCE SOUTH 06 DEGREES 25 MINUTES 30 SECONDS WEST 140.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CREEK ROAD; THENCE ALONG SAID LINE NORTH 83 DEGREES 34 MINUTES 30 SECONDS WEST 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

PARCEL 5, JEREMY RANCH GOLF COURSE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDERS OFFICE

PARCEL 5A:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 163.90 FEET ALONG A SECTION LINE AND NORTH 2779.65 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL 5; RUNNING THENCE NORTH 52 DEGREES 02 MINUTES 54 SECONDS EAST 497.39 FEET; THENCE NORTH 65 DEGREES 43 MINUTES 35 SECONDS EAST 489.64 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 5; THENCE ALONG SAID LINE SOUTH 58 DEGREES 50 MINUTES 00 SECONDS WEST 980.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5B:

BEGINNING AT A POINT WHICH IS NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST 1002.46 FEET ALONG A SECTION LINE AND NORTH 3283.75 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF PARCEL 5; RUNNING THENCE NORTH 67 DEGREES 49 MINUTES 14 SECONDS EAST 226.52 FEET TO THE NORTHEAST CORNER OF PARCEL 5; THENCE ALONG SAID LINE SOUTH 45 DEGREES 50 MINUTES 00 SECONDS WEST 215.73 FEET; THENCE ALONG SAID LINE NORTH 40 DEGREES 20 MINUTES 00 SECONDS WEST 85.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5C:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF "PARCEL 5A" OF THE "JEREMY RANCH GOLF COURSE" AS RECORDED IN ENTRY NO. S361 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, COALVILLE, UTAH; SAID POINT LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE SECTION LINE, 4384.34 FEET AND NORTH 3240.93 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 65 DEGREES 43 MINUTES 35 SECONDS WEST ALONG SAID NORTHERLY LINE, 384.64 FEET; THENCE SOUTH 52 DEGREES 02 MINUTES 54 SECONDS WEST

ALONG SAID NORTHERLY LINE, 497.39 FEET TO A POINT ON THE NORTHERLY LINE OF "PARCEL 5" OF SAID "JEREMY RANCH GOLF COURSE"; THENCE SOUTH 50 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 235.00 FEET; THENCE SOUTH 31 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 195.00 FEET; THENCE SOUTH 11 DEGREES 40 MINUTES 00 SECONDS EAST ALONG SAID NORTHERLY LINE, 141.00 FEET; THENCE SOUTH 26 DEGREES 30 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY LINE, 385.00 FEET TO THE SOUTHWEST CORNER OF SAID "PARCEL 5". THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID "PARCEL 5", 154.00 FEET TO THE SOUTHWEST CORNER OF LOT 256 JEREMY RANCH PLAT 2; THENCE SOUTH 22 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT 2, 10.93 FEET TO THE NORTHWEST CORNER OF LOT 120 JEREMY RANCH PLAT 1; THENCE SOUTH 38 DEGREES 58 MINUTES 00 SECONDS EAST ALONG THE WEST BOUNDARY LINE OF SAID PLAT 1, 214.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SADDLE BACK ROAD, SAID POINT ALSO BEING ON THE ARC OF A 807.43 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS SOUTH 11 DEGREES 05 MINUTES 09 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE 28.03 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREE 59 MINUTES 19 SECONDS TO A POINT ON THE MOST EASTERLY CORNER OF THE JEREMY WOODS CONDOMINIUMS PHASE A PLAT; THENCE NORTH 38 DEGREES 58 MINUTES 00 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID PLAT, 137.19 FEET TO THE NORTHEAST CORNER OF SAID PLAT; THENCE SOUTH 89 DEGREES 30 MINUTES 41 SECONDS WEST ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT, 161.44 FEET; THENCE SOUTH 68 DEGREES 17 MINUTES 55 SECONDS WEST ALONG SAID PLAT, 78.15 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 10 SECONDS WEST, 175.34 FEET; THENCE NORTH 36 DEGREES 21 MINUTES 04 SECONDS EAST, 341.33 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 07 SECONDS WEST, 125.34 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 22 SECONDS EAST, 298.25 FEET; THENCE NORTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 695.50 FEET; THENCE NORTH 71 DEGREES 15 MINUTES 02 SECONDS EAST, 435.85 FEET TO THE POINT OF BEGINNING.

EASEMENT 5A:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF CREEK VIEW ESTATES SUBDIVISION, SAID POINT LIES NORTH 89 DEGREES 47 MINUTES 18 SECONDS EAST ALONG THE SECTION LINE, 1357.11 FEET AND NORTH 3111.52 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 29 DEGREES 28 MINUTES 04 SECONDS WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID SUBDIVISION, 101.00 FEET; THENCE NORTH 76 DEGREES 59 MINUTES 06 SECONDS EAST, 186.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF JEREMY ROAD, SAID POINT ALSO LIES ON THE ARC OF A 468.18 FOOT RADIUS CURVE TO THE LEFT, RADIUS POINT BEARS NORTH 60 DEGREES 30 MINUTES 05 SECONDS EAST; THENCE ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE 97.35 FEET, THROUGH A CENTRAL ANGLE OF 11 DEGREES 54 MINUTES 48 SECONDS TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID CREEK VIEW ESTATES SUBDIVISION, THENCE SOUTH 74 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY LINE 195.36 FEET TO THE POINT OF BEGINNING.

EASEMENT 5B, GOLF COURSE EASEMENT:

BEGINNING AT THE MOST WESTERLY CORNER OF CREEK VIEW ESTATES, SAID POINT LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE SECTION LINE, 4384.34 FEET AND NORTH 3240.90 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 71 DEGREES 15 MINUTES 02



SECONDS WEST, 435.85 FEET; THENCE SOUTH 48 DEGREES 30 MINUTES 24 SECONDS WEST, 695.50 FEET; THENCE SOUTH 33 DEGREES 04 MINUTES 22 SECONDS WEST, 298.25 FEET; THENCE SOUTH 3 DEGREES 18 MINUTES 07 SECONDS EAST, 125.34 FEET; THENCE SOUTH 36 DEGREES 21 MINUTES 04 SECONDS WEST, 341.33 FEET; THENCE SOUTH 15 DEGREES 52 MINUTES 10 SECONDS WEST, 175.34 FEET TO A POINT ON THE NORTH LINE OF THE JEREMY WOODS CONDOMINIUMS; THENCE SOUTH 68 DEGREES 17 MINUTES 55 SECONDS WEST, ALONG SAID NORTH LINE, 30.16 FEET; THENCE NORTH 15 DEGREES 52 MINUTES 10 SECONDS WEST, 193.10 FEET; THENCE NORTH 36 DEGREES 21 MINUTES 04 SECONDS EAST, 345.22 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 07 SECONDS WEST, 124.38 FEET; THENCE NORTH 33 DEGREES 04 MINUTES 22 SECONDS EAST, 312.18 FEET; THENCE NORTH 48 DEGREES 30 MINUTES 24 SECONDS EAST, 705.60 FEET; THENCE NORTH 71 DEGREES 15 MINUTES 02 SECONDS EAST, 452.07 FEET TO A POINT ON THE WESTERLY LINE OF SAID CREEK VIEW ESTATES; THENCE SOUTH, ALONG SAID WESTERLY LINE 31.68 FEET TO THE POINT OF BEGINNING.

EASEMENT 5C, GOLF COURSE WATERLINE EASEMENT:

AN EASEMENT 30 FEET WIDE, 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT WHICH LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE SECTION LINE AND PROJECTION OF SAID LINE 5669.23 FEET AND NORTH 1971.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 72 DEGREES 31 MINUTES 53 SECONDS WEST, 157.96 FEET; THENCE SOUTH 60 DEGREES 18 MINUTES 58 SECONDS WEST, 110.09 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 22 SECONDS WEST, 179.17 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 53 SECONDS WEST, 96.74 FEET TO A POINT ON THE NORTH LINE OF THE JEREMY WOODS CONDOMINIUMS.

EASEMENT 5D:

A 15 FOOT EASEMENT FOR POND IRRIGATION LINE AS SHOWN ON THE RECORDED PLAT FOR THE JEREMY WOODS CONDOMINIUMS, RECORDED AT ENTRY NO. 305473 ON MARCH 9, 1989 IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

EASEMENT 5E:

A 20 FOOT EASEMENT FOR GOLF CART AND CROSS COUNTRY SKI PATH, 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF SADDLE BACK ROAD WHICH IS SOUTH 89 DEGREES 53 MINUTES 23 SECONDS WEST 105.62 FEET ALONG THE SOUTH LINE OF SECTION 3 AND NORTH 1131.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 38 DEGREES 29 MINUTES 36 SECONDS WEST 9.54 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 09 SECONDS WEST 15.69 FEET; THENCE NORTH 65 DEGREES 23 MINUTES 50 SECONDS EAST 16.71 FEET; THENCE NORTH 56 DEGREES 52 MINUTES 23 SECONDS EAST 36.12 FEET; THENCE NORTH 41 DEGREES 30 MINUTES 51 SECONDS EAST 16.05 FEET; THENCE NORTH 18 DEGREES 40 MINUTES 04 SECONDS EAST 17.15 FEET; THENCE NORTH 4 DEGREES 46 MINUTES 39 SECONDS WEST 9.69 FEET TO THE END OF SAID EASEMENT.

PARCEL 6:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIDDEN COVE ROAD, SAID POINT LIES NORTH, 263.50 FEET, AND WEST, 779.90 FEET, FROM THE SOUTHEAST CORNER OF

SECTION 3, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT ALSO LIES ON THE ARC OF A 1119.98 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 15 DEGREES 14 MINUTES 20 SECONDS WEST; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE 120.98 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 11 MINUTES 20 SECONDS; THENCE NORTH 80 DEGREES 57 MINUTES 00 SECONDS WEST, 47.00 FEET TO THE POINT OF CURVE OF A 556.01 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS NORTH 09 DEGREES 03 MINUTES 00 SECONDS EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, 197.16 FEET, THROUGH A CENTRAL ANGLE OF 20 DEGREES 19 MINUTES 00 SECONDS; THENCE NORTH 60 DEGREES 38 MINUTES 00 SECONDS WEST, 85.00 FEET TO THE POINT OF CURVE OF A 320.12 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 29 DEGREES 22 MINUTES 00 SECONDS WEST; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY LINE, 34.24 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 07 MINUTES 40 SECONDS TO A POINT ON THE EASTERLY BOUNDARY LINE OF JEREMY RANCH PLAT A; THENCE NORTH 37 DEGREES 27 MINUTES 44 SECONDS EAST, ALONG SAID BOUNDARY LINE, 333.17 FEET; THENCE NORTH 77 DEGREES 59 MINUTES 57 SECONDS EAST, ALONG SAID BOUNDARY LINE, 117.72 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG SAID BOUNDARY LINE, 143.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SADDLE BACK ROAD; THENCE SOUTH 88 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 44.66 FEET TO THE POINT OF CURVE OF A 407.37 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS NORTH 01 DEGREES 40 MINUTES 00 SECONDS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, 261.34 FEET, THROUGH A CENTRAL ANGLE OF 36 DEGREES 45 MINUTES 23 SECONDS TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE CIRCLE J CLUB AT JEREMY RANCH; THENCE SOUTH, ALONG SAID WESTERLY BOUNDARY LINE, 455.16 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 00 SECONDS WEST, 258.16 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 349, JEREMY RANCH PLAT NO. 3, SAID POINT LIES SOUTH 89 DEGREES 47 MINUTES 18 SECONDS WEST, ALONG THE SECTION LINE, 965.29 FEET, AND NORTH 1478.72 FEET, FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 46 DEGREES 55 MINUTES 00 SECONDS WEST, 110.00 FEET; THENCE NORTH 48 DEGREES 04 MINUTES 35 SECONDS WEST, 99.58 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 45 SECONDS WEST, 92.34 FEET; THENCE NORTH 73 DEGREES 11 MINUTES 15 SECONDS WEST, 92.34 FEET; THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS EAST, 170.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF HOMESTEAD ROAD, SAID POINT ALSO LIES ON THE ARC OF A 559.22 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 10 DEGREES 00 MINUTES 00 SECONDS WEST; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, 322.90 FEET, THROUGH A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 00 SECONDS; THENCE SOUTH 46 DEGREES 55 MINUTES 00 SECONDS EAST, 170.00 FEET; THENCE SOUTH 43 DEGREES 05 MINUTES 00 SECONDS WEST, 170.00 FEET TO THE POINT OF BEGINNING.

PARCEL 8 - CLUBHOUSE AND PARKING PARCEL:

BEGINNING AT A POINT WHICH IS 433.13 FEET NORTH AND 978.79 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 83°15'59" WEST 288.98 FEET, THENCE NORTH 00°06'58" WEST 300.00 FEET, THENCE NORTH 00°07'00" WEST 29.18 FEET, THENCE 356.03 FEET ALONG THE ARC OF A 341.50 FOOT RADIUS

CURVE TO THE LEFT (CHORD NORTH 29°59'00" WEST 340.12 FEET), THENCE SOUTH 30°09'00" WEST 13.00 FEET, THENCE NORTH 59°51'00" WEST 181.49 FEET, THENCE NORTH 30°09'00" EAST 13.00 FEET, THENCE 14.64 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD NORTH 25°52'14" EAST 14.06 FEET), THENCE 58.02 FEET ALONG THE ARC OF A 301.90 FOOT RADIUS CURVE TO THE RIGHT (CHORD NORTH 59°19'40" EAST 57.93 FEET), THENCE NORTH 64°50'00" EAST 218.00 FEET, THENCE 134.66 FEET ALONG THE ARC OF 151.22 FOOT RADIUS CURVE TO THE RIGHT (CHORD SOUTH 89°39'22" EAST 130.25 FEET), THENCE SOUTH 16°23'00" EAST 21.82 FEET, THENCE SOUTH 39°36'00" EAST 116.99 FEET, THENCE SOUTH 14°10'00" EAST 19.95 FEET, THENCE SOUTH 29°51'41" WEST 109.33 FEET, THENCE SOUTH 20°36'34" EAST 41.62 FEET, THENCE SOUTH 59°27'42" EAST 55.03 FEET, THENCE SOUTH 14°45'34" EAST 540.86 FEET TO THE POINT OF BEGINNING.

EASEMENT 8A:

AN EXCLUSIVE EASEMENT FOR GOLF CART PATH RECORDED DECEMBER 1, 2009 IN A EXPANDED GOLF CART PATH EASEMENT AGREEMENT AS ENTRY NO. 887518 IN BOOK 2011 AT PAGE 1953 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SUMMIT COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 89°47'18" WEST 1149.18 FEET AND NORTH 00°12'42" WEST 981.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE NORTH 58°28'31" WEST 13.24 FEET; THENCE NORTH 20°36'34" WEST 41.26 FEET; THENCE NORTH 29°51'41" EAST 109.33 FEET; THENCE SOUTH 14°10'00" EAST 66.33 FEET; THENCE SOUTH 26°00'41" WEST 88.69 FEET; THENCE NORTH 58°28'31" WEST 7.00 FEET TO THE POINT OF BEGINNING.

TAX SERIAL NO. JGC-1, JGC-2, JGC-3, JGC-4, JGC-5, SS-4-F, JR-3-OA-1, AND SS-3-G, (FOR INFORMATIONAL PURPOSES ONLY)