

at _____ M. Fee Paid \$ _____

by _____ Dep. Book _____ Page _____ Ref.: _____

Mail tax notice to Stein Brief Group Address 18071 Fitch Avenue Ervine, California
92714

WARRANTY DEED

TIMBER LAKES CORPORATION, a Utah corporation and VEIGH CUMMINGS and NANCY CUMMINGS, husband and wife, collectively grantor of Murray City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to DAVID STEIN, a single man, and BARRY BRIEF, an unmarried man, as tenants in common

grantee of the City of Irvine, County of Orange, State of Calif., for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration

the following described tract of land in Wasatch County, State of Utah:

SEE ATTACHMENT "I", attached hereto and incorporated herein by this reference as if set forth in full here-at.

ENTRY NO. 324227 DATE 9-9-81 TIME 10:10 FEE 7.00
RECORDED FOR SECURITY TITLE BOOK 142 PAGE 77-150
RECORDER JOE DEAN HUBER BY SUSAN DAY

PAGE (✓) INDEX (✓) ABSTRACT (✓) PLAT (✓) CHECK ()

WITNESS, the hand s of said grantor s, this 31st day of August, A. D. 19 81

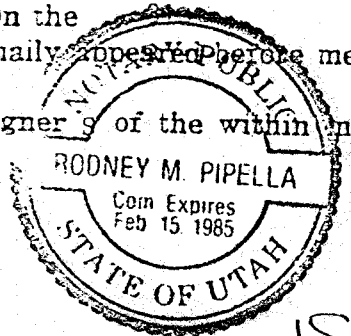
Signed in the Presence of _____

TIMBER LAKES CORPORATION
By Veigh Cummings, its President
Veigh Cummings
Nancy Cummings

STATE OF UTAH }
County of Salt Lake } ss.

On the _____ day of August, A. D. 19 81, personally appeared before me

the signer s of the within instrument, who duly acknowledged to me that They executed the same.

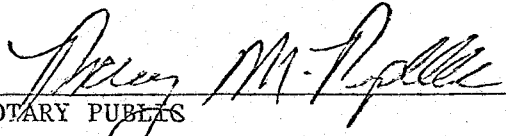


Rodney M. Pipella
Notary Public.

My commission expires 15 FEB 85 Residing in SALT LAKE CITY, UTAH

STATE OF UTAH)
)
COUNTY OF SALT LAKE) ss.

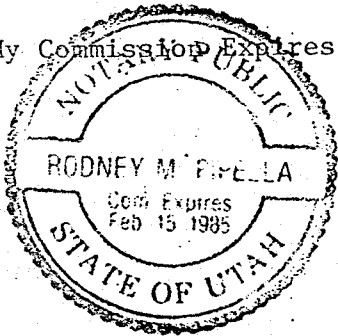
On the 31st day of August, 1981, personally appeared before me VEIGH CUMMINGS who being by me duly sworn did say, that he, the said VEIGH CUMMINGS is the 1st President of TIMBER LAKES CORPORATION, a Corporation and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said VEIGH CUMMINGS duly acknowledged to me that said corporation executed the same.



NOTARY PUBLIC

My Commission Expires: 15 FEB 85

Residing in Salt Lake City, Utah



LEGAL DESCRIPTION: DEER LAKE PROPERTY

ORDER NO. 17336-W

PARCEL NO. 1:

COMMENCING at the Southwest corner of Lot 1027, Plat 10, Amended, TIMBER LAKES; thence the following bearings and distances along said plat: North 78° East 370.00 feet, North 38° East 390.876 feet, South 52° East 558.988 feet; thence the following bearings and distances along centerlines of existing road: South 33° East 200 feet, South 200 feet, South 23°35'50" West 163.15 feet, South 60°49'21" East 224.35 feet, South 51°46'45" East 268.99 feet, South 45°28'56" East 476.05 feet, South 66°33'24" East 419.88 feet, North 68°03'03" East 245.36 feet, along the arc of a 284.337 foot radius curve to the right 80.05 feet, along the arc of a 132.492 foot radius curve to the left 145.68 feet, South 56° East 50.94 feet, South 34° West 293.84 feet, more or less, to the most Westerly corner of Lot 1718, Plat 16 "B", TIMBER LAKES; thence North 79°16'10" West 2340.44 feet; thence North 6°53'43" East 496.66 feet; thence North 9°19'30" West 655.69 feet along the centerline of an existing road; thence North 82°56'21" West 24.15 feet; thence North 12° West 61.70 feet to the point of beginning.

A parcel of land described as proposed Timberlakes Subdivision Plat 17 (Proposed) Parcel No. 2 which is more particularly described as follows:

Commencing at the Southerly corner of Lot 1011-C, Plat 10 Amended, Timber Lakes; thence the following bearings and distances along said plat: North 38° East 650 feet, more or less, to the centerline of Spring Creek, Northwesterly 1226 feet, more or less, along said centerline, North 6°15'50" East 298.891 feet, along the arc of a 163.545 foot radius curve to the left 97.05 feet; thence the following bearings and distances along Plat 11 Amended, Timber Lakes: North 42°42'31" East 479.667 feet, North 530.333 feet, North 65° West 542.316 feet, North 360 feet, more or less, to the centerline of Lake Creek; thence Southeasterly along said centerline 761 feet, more or less, to the intersection of said creek with Spring Creek; thence Southwesterly along Spring Creek 1300 feet, more or less, to the Westerly corner of Lot 723, Plat 7, Timber Lakes; thence South 30° East 245 feet, more or less, to the Westerly boundary of Plat 6, Timber Lakes; thence the following bearings and distances along said Plat 6: South 60° West 14.91 feet, South 33° West 297.739 feet, South 6° West 234.426 feet, South 10° East 813.925 feet, South 40° East 284.555 feet, South 12° East 165.76 feet, along the arc of a 197.256 foot radius curve to the left 141.15 feet; thence the following bearings and distances along Plat 5, Timber Lakes: South 53° East 331.96 feet, South 10° East 370.885 feet, along the arc of a 1024.008 foot radius curve to the left 214.47 feet, South 22° East 408.20 feet, along the arc of a 284.337 foot radius curve to the right 63.87 feet; thence the following bearings and distances along the centerlines of existing roads: South 68°03'03" West 245.36 feet, North 66°33'24" West 419.88 feet, North 45°28'56" West 476.05 feet, North 51°46'45" West 268.99 feet, North 60°59'21" West 224.35 feet, North 23°35'50" East 163.15 feet, North 200 feet, North 33° West 200 feet, more or less, to the point of beginning. Area 45.49 acres, more or less.

EXHIBIT "B"

VC

ATTACHMENT "I"

SUBJECT TO a reservation by and in Grantor of a non-exclusionary access easement and right of way over existing roadways on the aforescribed real property.

SUBJECT TO and together with an easement for ingress and egress over and across the roads of the various TIMBER LAKES SUBDIVISIONS as created by that certain Document Entitled "Agreement for Right of Way and Easement" dated June 16, 1978 and recorded June 16, 1978 as Entry Number 113216 in Book 118 at pages 770-774 of Official Records of the Wasatch County, State of Utah.

TOGETHER WITH all appurtenant access and utility easements, timber rights and all other appurtenant rights, interests and hereditaments of the aforescribed real property and of Grantor therein;

TOGETHER WITH (and without limitation on the foregoing) an undivided 10% of all of the right, title and interest of Grantor in and to any and all oil, gas, hydrocarbon and mineral rights on, under, over or within the aforescribed real property and any and all right, title and/or interest of Grantor as Lessor under any and all oil and gas leases now or at any time hereafter affecting all or any portion of said real property. It is the intent and effect of the foregoing grant that Grantor excepts and reserves from title conveyed 90% of Grantor's right, title and interest in the hydrocarbon and mineral rights of the aforescribed real property but without right of surface entry except that Grantee shall permit Grantor and its successors surface entry for mineral, oil or hydrocarbon exploration and/or development at such locations as Grantee in its reasonable judgment determines will not adversely affect Grantees or its successors proposed and/or actual development, use or enjoyment of the property and/or surface thereof.

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