

MAIL TAX NOTICE TO:
Monte Vista Ranch, LC
c/o John W. Walden
11660 Dragon Point Drive
Merritt Island, Florida 32952

SPECIAL WARRANTY DEED

Legends Land and Ranch, LLC a Utah Limited Liability Company GRANTOR of the city of Eagle Mountain, Utah, 84043 hereby conveys and warrants against all claiming by, through or under it to:

Monte Vista Ranch, LC, a Utah Limited Liability Company, GRANTEE

of Eagle Mountain City, Utah County, State of Utah

for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following tract or parcel of land lying in Utah County, State of Utah, to-wit:

***SEE ATTACHED EXHIBIT "A-3" WHICH IS INCORPORATED BY REFERENCE HEREIN**

Also known as Utah County Tax Parcel ID #: 59:044:0076

Subject to and conditioned upon the assumption and prompt payment of all taxes associated with the Land for the prior and current years, the Town of Eagle Mountain Special Improvement District Assessments for 1997-1 and 1998-3, and the First Deed of Trust to T.I. Mortgage.

Subject to all easements and restrictions of record prior to this date.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, her heirs and assigns forever. The Grantor covenants and warrants that the Grantor is seized of the premises in fees simple, has good and lawful right to convey the same, that the Grantee shall have hold the premises in quiet enjoyment, and that the Grantor warrants the title to said premises.

WITNESS the hand of said Grantor this 30th day of October, 2007.

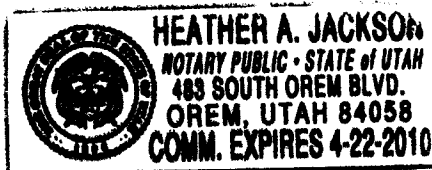
GRANTOR: Legends Land and Ranch, L.L.C.

BY: 

STATE OF Utah :

COUNTY OF Utah October 30th

On the 30th day of September, 2007, personally appeared before me, a notary public in and for the State of Utah, John W. Walden, the Managing Member of Legends Land and Ranch, LLC, a Utah Limited Liability Company, the signor(s) of the above instrument, who duly acknowledged to me that he has the authority to execute the within and foregoing instrument in behalf of said company by authority of a resolution of its members and said John W. Walden, as Managing Member of the Company duly acknowledged to me that said Company executed the same.




Notary Public

My Commission Expires: 04-22-2010

Residing in: Utah County, Utah

EXHIBIT "A-3" TO DEED

Also known as Utah County Tax Parcel ID #: 59:044:0076

PARCEL #3 (old parcel #22):

The South half of the Southeast quarter and the South half of the Southwest quarter of Section 12; All of Section 13; the North half of Section 24, the North half of the Northeast quarter of Section 23; and the Northeast quarter of the Northeast quarter of Section 22, all in Section 6 South, Range 2 West, SLB&M, Utah County, Utah:

LESS, EXCEPT, AND EXCLUDING THE FOLLOWING PARCELS:

- A: Mountain View Subdivision Phase 1, a recorded subdivision plat as recorded as Entry #078428:1998, Map 7679-89, Utah County Recorder's Office, State of Utah.
- B: Mountain View Subdivision Phase 2, a recorded subdivision plat as recorded as Entry #087702:1999, Map 8172-94, Book 46, page 530, Utah County Recorder's Office, State of Utah.
- C: Mountain View Ranch Phase III, a recorded subdivision plat as recorded as Entry #079606:2003, Map 10010-113, Book 46, page 614, Utah County Recorder's Office, State of Utah.
- D: That certain parcel described as follows:
Commencing at a point which is North 00°25'52" East along a Section line a distance of 93.44 feet and West a distance of 256.79 feet from the GLO monument for the Southeast corner of Section 12, Township 6 South, Range 2 West, SLB&M, to the Point of Beginning: thence North 05°14'49" East a distance of 1281.05 feet; thence North 81°03'55" West a distance of 1260.09 feet; thence South 08°56'01" West a distance of 1274.21 feet to a point on a curve to the left with a radius of 9953.50 feet, the center of which bears North 12°58'50 East; thence along said curve 1343.48 feet, through a central angle of 07°44'01" to the Point of Beginning.
Said parcel containing and constituting all of:
1. The Landing at Eagle Mountain, Phase I, a recorded subdivision plat as recorded as Entry #83279:1997, Map#7290, Book 45, page 243, Utah County Recorder's Office, State of Utah, including the public open spaces shown on the aforesaid plat;
 2. The Landing at Eagle Mountain, Phase II, a recorded subdivision plat as recorded as Entry #48683:1998, Map7534, Book 45, page 262, Utah County Recorder's Office, State of Utah, including the public open spaces shown on the aforesaid plat;
 3. The Landing at Eagle Mountain, Phase 3, a recorded subdivision plat as recorded as Entry #98557:2000, Map 8867-101, Book 45, page 326, Utah County Recorder's Office, State of Utah, including the public open spaces shown on the aforesaid plat; and
 4. Proposed plat of subdivision to be called "The Landings at Eagle Mountain Phase 4" further described as follows:
Beginning at a point which is North 1135.21 feet and West 160.41 feet from the Southwest corner of Section 7, Township 6 South, Range 1 West, S.L.B. &M; thence

North $81^{\circ}03'55''$ West 82.36 feet; thence South $83^{\circ}17'46''$ West 110.42 feet; thence South $80^{\circ}37'58''$ West 50.12 feet to a point on a non-tangent curve concave to the Northeast having a radius of 20.00 feet and a chord bearing distance of South $38^{\circ}54'20''$ West 31.91 feet; thence Southwesterly along said curve a distance of 36.95 feet through a central angle of $105^{\circ}50'31''$ to a point on a tangent curve, concave to the Northeast, having a radius of 192.00 feet and a chord bearing and distance of North $84^{\circ}35'13''$ West 24.05 feet; thence Northeasterly along said curve a distance of 24.07 feet through a central angle of $07^{\circ}10'58''$ to a point on a tangent curve concave to Northeast having a radius of 1003.40 feet and a chord bearing and distance of North $77^{\circ}12'47''$ West 132.39 feet; thence Northwesterly along said curve a distance of 132.48 feet through a central angle of $07^{\circ}33'54''$ to a point on a tangent curve concave to the Southwest having a radius of 1268.00 feet and a chord bearing and distance of North $80^{\circ}25'40''$ West 308.94 feet; thence Northwesterly along said curve 309.71 feet through a central angle of $13^{\circ}59'40''$ to a point on a tangent curve concave to the Northeast having a radius of 993.00 feet and a chord bearing and distance of North $83^{\circ}55'21''$ West 121.33 feet; thence Northwesterly along said curve a distance of 121.41 feet through a central angle of $07^{\circ}00'19''$; thence North $80^{\circ}25'11''$ West 148.11 feet to a point on a tangent curve concave to the Northeast, having a radius of 172.00 feet and a chord bearing and distance of North $76^{\circ}28'51''$ West 23.63 feet; thence Northwesterly along said curve a distance of 23.65 feet through a central angle of $07^{\circ}52'40''$ to a point on a tangent curve concave to the Northeast having a radius of 20.00 feet and a chord bearing and distance of North $18^{\circ}59'01''$ West 32.18 feet; thence Northwesterly along said curve a distance of 37.39 feet through a central angle of $107^{\circ}06'59''$; thence North $47^{\circ}08'19''$ West 50.40 feet; thence North $45^{\circ}56'44''$ West 110.81 feet; thence North $81^{\circ}03'56''$ West 117.60 feet; thence North $08^{\circ}56'01''$ East 178.89 feet; thence South $81^{\circ}03'55''$ East 1260.09 feet; thence South $05^{\circ}14'49''$ West 234.90 to the Point of Beginning.

- E: The parcel described as the "Town Fire Station Parcel" described as follows: Commencing at a point of beginning for the herein described parcel being South $89^{\circ}31'09''$ East a distance of 954.79 feet and North a distance of 578.85 feet from the monument for the Southern Quarter corner of Section 12, Township 6 South, Range 2 West, SLB&M, Utah County, Utah: (This is the parcel described and conveyed in Deed recorded as Entry #082282:1997, in the Utah County Recorder's Office, Utah County, State of Utah):

Thence South $53^{\circ}50'10''$ East a distance of 81.54 feet;
 Thence East a distance of 102.14 feet;
 Thence North $08^{\circ}56'01''$ east a distance of 214.82 feet;
 Thence West a distance of 125.68 feet;
 Thence South $08^{\circ}26'07''$ West a distance of 57.83 feet to a point on a tangent curve with a radius of 157.00 feet the beginning radial of which bears North $81^{\circ}33'53''$ West;
 Thence along said curve a distance of 129.92 feet through a central angle of $47^{\circ}24'41''$ to the point of beginning.
 (Utah County Tax parcel Id# 59:044:0007)

- F: Town Center Access Dedication Map Heritage Drive plat recorded as Entry #123521:1999, Map 8323-96. Utah County Recorder's Office, State of Utah, Book 53, page 245. (Utah County Tax Parcels Id# 59:044:0506).
- G: Public Roads and areas dedicated to the Public contained on Town Center East, Plat A subdivision, recorded as Entry 19636:2000, Utah County Recorder's Office, State of Utah, Book ___ page ___ (Utah County Tax Parcels Id#53:2280:___; Id#53:2280:005; Id#53:2280:006; Id#53:2280:007; Id#53:2280:008; and Id#53:2280:009.)
- H: All lands lying west of the east boundary of Sweetwater Road South a recorded plat as Entry #83436:1997, Map 7293-85. Also, all lands lying west of the east boundary of Sweetwater Road South as described and recorded in the Eagle Park Subdivision Public Access Plat recorded as Entry #36956:1998, map 7492-87 (Sheet two of two), Book 59, page 44, described in Utah County Recorder's Office, State of Utah.
- I: All lands lying south of the north boundary of Eagle Mountain Boulevard a recorded plat as Entry #83435:1997, Map 7292-85.
- J: The South half of the Southwest quarter of Section 12; All of Section 13; the North half of Section 24, the North half of the Northeast quarter of Section 23; and the Northeast quarter of the Northeast quarter of Section 22, all in Section 6 South, Range 2 West, SLB&M, Utah County, Utah.
- K: Cedar Trail Village Phase 1, Access Dedication plat a recorded plat as Entry #24392:2001, Map 8991-102, Book _____, page _____, Utah County Recorder's Office, State of Utah, (Utah County Tax Parcel Id#59:007:0047).

*****END OF EXHIBIT "A-3"*****