

11-591-0101 thru 0118
020-0149

RETURNED

SEP 30 2005

E 2110318 B 3882 P 1527-1530
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09:30/2005 02:53 PM
FEE \$94.00 Pgs: 4
DEP RTT REC'D FOR BONNEVILLE TITLE
COMPANY

When recorded, return to:
Richmond American Homes of Utah, Inc.
849 W. LeVoy Drive, Suite 100
Salt Lake City, Utah 84123

WARRANTY DEED

D

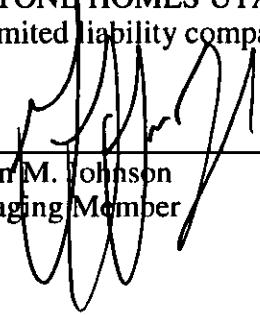
FIELDSTONE HOMES UTAH, L. L. C., a Utah limited liability company ("Grantor") of Midvale, County of Salt Lake, State of Utah, hereby Conveys and Warrants against all to RICHMOND AMERICAN HOMES OF UTAH, INC., a Colorado corporation, of Salt Lake City, Utah ("Grantee") for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract(s) of land in the County of Davis, State of Utah, with all buildings, structures, improvements and fixtures on the tract(s) and all other rights and privileges appurtenant to the tract(s):

See the legal description set forth in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

RESERVING to the Grantor all water rights appurtenant to the subject property
SUBJECT TO those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

WITNESS, the Hand(s) of said Grantor(s), this 30th day of September, 2005.

FIELDSTONE HOMES UTAH, L.L.C.,
a Utah limited liability company

By: 
Griffin M. Johnson
Its: Managing Member

lot 2 101-118, 120-149 Schick Farm #1
201-228. Schick Farm #2

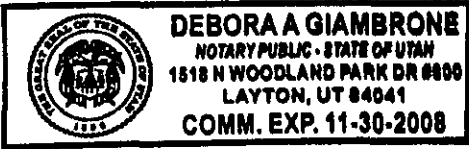
SW 32 = 4N.1W
E 231

11-592-0201 thru 0228
11-093-0035

STATE OF UTAH)

County of Wasatch)ss.
)

On the 30th day of September, 2005, personally appeared before me, Griffin M. Johnson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as Managing Member of FIELDSTONE HOMES UTAH, L.L.C., a Utah limited liability company, and who further acknowledges that said limited liability company executed the same.



[Handwritten Signature]
Notary Public

My commission expires:

11/30/08

LEGAL DESCRIPTION
EXHIBIT A

Order No 100452

PARCEL 1 11-591 +

All of lots 101 thru 118 and lots 120 thru 149, SCHICK FARM SUBDIVISION PHASE 1, according to the official plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

PARCEL 2 11-592 +

All of lots 201 thru 228, SCHICK FARM SUBDIVISION PHASE 2, according to the official plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

PARCEL 3

PROPOSED SCHICK FARM SUBDIVISION PHASE 3, being described as follows:

A parcel of land lying and situate in the Southwest Quarter of Section 32, and the Southeast Quarter of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah. Basis of bearing for subject parcel being North 89°54'47" East 4328.65 feet (measured) between the Davis County Brass Monument monumentalizing the Southwest corner of said Section 32 and the Davis County Witness Monument in the top of the Westerly curb of Angel Street at the point of intersection with the South line of said Section 32. Subject parcel being more particularly described as follows:

Commencing at the Southeast corner of said Section 31, thence South 89°54'19" West 131.05 feet coincident with the South line of said Section 31, thence North 39°20'33" West 108.45 feet to the point of beginning, thence North 39°20'33" West 829.03 feet, thence North 50°26'32" East 135.06 feet to a point of curvature, thence Northerly 23.51 feet along the arc of a 15.00 foot radius curve to the left (center bears North 39°33'28" West) through a central angle of 89°47'06", thence North 50°39'27" East 27.50 feet, thence North 39°20'33" West 0.32 feet, thence North 50°39'27" East 27.50 feet to a point on a non-tangent curve, thence Southerly 23.62 feet along the arc of a 15.00 foot radius curve to the left (center bears North 50°39'27" East) through a central angle of 90°12'54", thence North 50°26'32" East 668.40 feet, thence South 39°33'28" East 80.00 feet, thence South 39°33'19" East 141.79 feet, thence South 50°26'41" West 2.20 feet, thence South 39°33'19" East 55.00 feet, thence South 50°26'41" West 97.20 feet, thence South 39°33'19" East 140.00 feet, thence South 08°19'08" West 74.54 feet, thence South 50°26'41" West 325.68 feet, thence South 07°34'50" West 156.58 feet, thence South 10°01'06" East 55.00 feet to a point on a non-tangent curve, thence Easterly 15.37 feet along the arc of a 227.50 foot radius curve to the left (center bears North 10°01'06" West) through a central angle of 03°52'15", thence South 02°29'28" West 92.33 feet, thence South 34°26'53" West 65.87 feet, thence South 55°18'42" East 10.62 feet, thence South 19°20'55" East 33.64 feet, thence South 36°12'26" East 28.33 feet, thence South 27°28'39" East 32.01 feet, thence South 03°16'05" West 65.96 feet, thence South 37°10'33" West 49.45 feet, thence North 78°20'42" West 28.66 feet, thence North 89°51'21" West 38.65 feet to the point of beginning

LESS AND EXCEPTING THEREFROM that portion lying within Schick Lane.

PARCEL 4

PROPOSED SCHICK FARM SUBDIVISION PHASE 4, being described as follows:

A parcel of land lying and situate in the Southwest Quarter of Section 32, and the Southeast Quarter of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Kaysville City, Davis County, Utah. Basis of bearing for subject parcel being North 89°54'47" East 4328.65 feet (measured) between the Davis County Brass Monument monumentalizing the Southwest corner of said Section 32 and the Davis County Witness Monument in

LEGAL DESCRIPTION
EXHIBIT A

Order No. 100452

the top of the Westerly curb of Angel Street at the point of intersection with the South line of said Section 32.
Subject parcel being more particularly described as follows:

Beginning at the Southeast corner of said Section 31, thence South 89°54'19" West 131.05 feet coincident with the South line of said Section 31, thence North 39°20'33" West 108.45 feet, thence South 89°51'21" East 38.65 feet, thence South 78°20'42" East 28.66 feet, thence North 37°10'33" East 49.45 feet, thence North 03°16'05" East 65.96 feet, thence North 27°28'39" West 32.01 feet, thence North 36°12'26" West 28.33 feet thence North 19°20'55" West 33.64 feet, thence North 55°18'42" West 10.62 feet, thence North 34°26'53" East 65.87 feet, thence North 02°29'28" East 92.33 feet to a point on a non-tangent curve, thence Westerly 15.37 feet along the arc of a 227.50 foot radius curve to the right (center bears North 13°53'22" West) through a central angle of 03°52'15", thence North 10°01'06" West 55.00 feet, thence North 07°34'50" East 156.58 feet, thence North 50°26'41" East 325.68 feet, thence North 08°19'08" East 74.54 feet, thence North 39°33'19" West 140.00 feet, thence North 50°26'41" East 179.40 feet to a point of curvature, thence Easterly 23.56 feet along the arc of a 15.00 foot radius curve to the right (center bears South 39°33'19" East) through a central angle of 90°00'00", thence South 39°33'19" East 125.00 feet, thence South 50°26'41" West 97.20 feet, thence South 39°33'19" East 140.00 feet, thence South 50°26'41" West 33.30 feet, thence South 39°33'19" East 668.53 feet, thence South 56°43'32" East 157.66 feet, thence South 22°17'22" East 254.36 feet, thence South 89°54'47" West 940.84 feet coincident with the South line of said Section 32 to the point of beginning.

Tax ID No: 11-093-0035