

WHEN RECORDED, MAIL TO:

95.50

Brian Head Ski, Ltd.
Brian Head Hotel
P.O. Box 218
Brian Head Utah 84719

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

[CORPORATE FORM]

BRIAN HEAD NORTH CONDOMINIUM DEVELOPMENT CORPORATION, a corporation organized and existing under the laws of the State of Utah, with its principal office at *Springdale*, of County of *Washington*, State of Utah, grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

BRIAN HEAD SKI, LTD, a Utah limited partnership, c/o Brian Head Hotel, P.O. Box 218, Brian Head Utah 84719

of _____ grantee for the sum of **TEN DOLLARS** County, _____ the following described tracts of land in *Iron* State of Utah:

See Exhibit "A" Attached hereto and incorporated herein by this reference

This Special Warranty Deed is being re-recorded to change part of the legal description.

0316811 Bk 0452 Pg 0454 - 0470

DIXIE B MATHESON - IRON COUNTY RECORDER
1992 JUN 02 09:42 AM FEE \$95.50 BY PTC
REQUEST: SECURITY TITLE CO OF SO UTAH

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this *21st* day of *May*, A. D. 19*92*

Attest:

Secretary.

BRIAN HEAD NORTH CONDOMINIUM DEVELOPMENT CORPORATION
By _____

James Trees

President.

[CORPORATE SEAL]

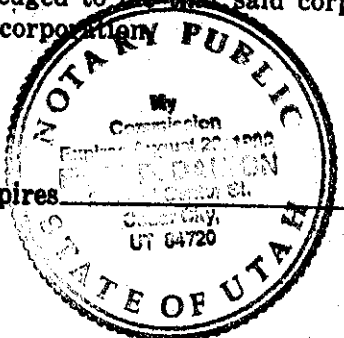
0316393 Bk 0451 Pg 0456 - 0471

DIXIE B MATHESON - IRON COUNTY RECORDER
1992 MAY 21 16:46 PM FEE \$91.00 BY PTC
REQUEST: SECURITY TITLE CO OF SO UTAH

STATE OF UTAH,
County of *IRON*

ss.

On the *21*th day of *May*, A. D. 1992 personally appeared before me *JAMES TREES* who being by me duly sworn did say, ~~each for himself~~ that he, the said *JAMES TREES* is the ~~president, and he, the said~~ *JAMES TREES* is the secretary of BRIAN HEAD NORTH CONDOMINIUM DEVELOPMENT CORP., 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 *JAMES TREES* each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



James Trees

Notary Public.

My commission expires _____

My residence is _____

Exhibit A to Quit Claim Deed

Form No. 1344-A (1982)
ALTA Plain Language Commitment

SCHEDULE A

Amended

1. Commitment Date: December 9, 1991 @ 8:00 A.M. Commitment No. 21387-IR
2. Policy or Policies to be issued: Policy Amount
ALTA Owners Policy \$6,500,000.00
Proposed Insured: ?
ALTA Loan Policy \$3,500,000.00
Proposed Insured: ZIONS FIRST NATIONAL BANK
3. FEE SIMPLE interest in the land described in this Commitment is owned, at the Commitment Date, by:

THE BRIAN HEAD CORPORATION,
as to that portion of Parcel 8, lying within Section 2,
Township 36 South, Range 9 West, Salt Lake Base and Meridian,
and Parcels 34, 38 and 39,
RENE MEYER, Chapter 11 trustee of the consolidated Bankruptcy estate of
BRIAN HEAD ENTERPRISES, INC. and
THE BRIAN HEAD CORPORATION in Bankruptcy case No. 86A-04880 in
The United States Bankruptcy Court for the District of Utah,
as to Parcel 35,
BRIAN HEAD LEASING, LTD.,
as to Parcel 22 and
BRIAN HEAD ENTERPRISES, INC.,
as to the Remainder

4. The land referred to in this Commitment is situated in the State of Utah, County of Iron, and is described as follows:

Parcel 1:

The Southeast quarter of the Southeast quarter of Section 24, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM 93.75% of all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 2:

The Northwest quarter of the Southwest quarter, and the Northeast quarter of the Northwest quarter of Section 25, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM 25% of all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 3:

The South half of the Northeast quarter; the Southeast quarter; the East half of the Southwest quarter, and the Northeast quarter of the Northeast quarter of Section 25, Township 35 South, Range 9 West, Salt Lake Base

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SCHEDULE A, Item 4, Parcel 3, Continued;

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EXCEPTING THEREFROM all coal and other minerals, as provided under Sections 65-1-15, 65-1-16, and 65-1-17, Utah Code Annotated 1953 and as amended, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 4:

The Southwest quarter of the Southwest quarter of Section 25, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM all coal and other minerals, as provided under Sections 65-1-15, 65-1-16, and 65-1-17, Utah Code Annotated 1953 and as amended, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 5:

The Northeast quarter of the Southeast quarter of Section 26, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM all coal and other minerals, as provided under Sections 65-1-15, 65-1-16, and 65-1-17, Utah Code Annotated 1953 and as amended, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 6:

The East half and the South half of the Northwest quarter of Section 35, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM 25% of all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM the property lying within the State Road Right of Way known as Highway U-143.

Parcel 7:

All of Section 36, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM 25% of all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 8:

Beginning at the SW corner Section 35, Township 35 South, Range 9 West, Salt Lake Base and Meridian; thence N 0°35' W, 1354.5 feet along the section line; thence S 89°57' E, 1329 feet along the 1/16 section line; thence N 0°30' W, 1353.3 feet along the 1/16 section line; thence S 89°54' E, 1340.9 feet along the 1/16 section line to the center of said Section 35; thence S 0°38'30" E, 2728.1 feet along the 1/16 section line to the SW corner said Section 35; thence N 89°27'51" W, 1374.72 feet to the NW corner Section 2, T36S, R9W, SLB&M; thence S 0°34'14" W, 35.20 feet to the NE corner sectional Lot 6; thence N 89°27'43" W, 190.00 feet along the North line of said Lot 6; thence along the

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West line of Brianhead, Unit 1 Subdivision as follows: thence S 0°05' W, 331.4 feet; thence S 56°18' W, 502.6 feet; thence S 33°48' W, 400.8 feet; thence S 1°17' W, 377.11 feet to the South line of Sectional Lot 6, said Section 2; thence departing said Subdivision North 89°30'19" West 475.31 feet to the Southwest corner of said Sectional Lot 6; thence North 0°29'39" East 1355.55 feet along the 1/16 section line to the Northwest corner of Sectional Lot 15, said Section 2; thence South 89°06'32" East 25.02 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH a non-exclusive right of way easement sixty-six (66) feet in width for roadway and utility purposes, the center line of which is more particularly described as follows: Beginning at a point on the South right-of-way line of a State Highway, said point being South 1911.16 feet and East 1639.40 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running thence North 60°45'20" East 44.00 feet to a point of a 110.0 foot radius curve to the left; thence Northerly along the arc of said curve 151.20 feet to a point of a reverse curve, the center of which is North 72°00' East 1500.00 feet; thence Northerly along the arc of said curve 340.34 feet; thence North 5° West 168.00 feet; to a point of a 550.0 foot radius curve to the right; thence Northerly along the arc of said curve 292.78 feet; thence North 25°30' East 960.00 feet to a point of a 660.0 foot radius curve to the left; thence Northeasterly along the arc of said curve 293.74 feet; thence North 100.00 feet to a point of a 395.00 foot radius curve to the right; thence Northeasterly along the arc of said curve 444.67 feet to a point of a reverse curve, the center of which is North 25°30' West 430.0 feet; thence Northeasterly along the arc of said curve 288.94 feet; thence North 26°00' East 724.89 feet; thence North 45° East 99.09 feet to a point of a 730.0 foot radius curve to the left; thence Northeasterly along the arc of said curve 433.19 feet to a point of a reverse curve, the center of which is South 79° East 500.0 feet; thence Northeasterly along the arc of said curve 527.96 feet; thence North 71°30' East 190.00 feet to a point of a 790.0 foot radius curve to the left; thence Easterly along the arc of said curve 275.76 feet to a point of a reverse curve, the center of which is South 38°30' East 590 feet; thence Easterly along the arc of said curve 70.0 feet, more or less, to the East line of the Southwest quarter Section 35, Township 35 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 9:

Beginning at a point North 0°25'00" East 1,322.09 feet along the Section line from the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, said point being the Southwest corner of Sectional Lot 5; thence North 0°25'00" East 1,130.56 feet to a P.O.C. of a 30.63 foot radius curve (radius point bears South 34°00'20" West); thence clockwise along arc of said curve 4.09 feet to P.T.; thence South 48°20'15" East 163.98 feet, to the F.C. of a 159.91 foot radius curve; thence counterclockwise along the arc of said curve 96.23 feet; thence South 0°00'00" East 71.00 feet; thence South 40°00'00" East 342.00 feet; thence North 78°57'00" East 274.77 feet; thence North 45°23'17" West 205.58 feet to a P.O.C. of a curve having a radius of 292.00 feet on the Westerly right of way

SCHEDULE A, Item 4, Parcel 9, Continued;

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of Highway U-143 (radius point bears South 81°34'56" West); thence clockwise along the arc of said curve 107.97 feet; thence South 12°40'57" West 191.45 feet to the P.C. of a non-tangent curve having a radius of 424.00 feet (radius point bears South 77°28'35" East); thence counterclockwise along the arc of said curve 446.92 feet; thence South 47°51'38" East 227.18 feet; thence departing right of way of U-143, North 89°30'19" West 1,108.62 feet, along the South line of said Sectional Lot 5 to the point of beginning.

SUBJECT TO a 30 foot wide access easement, said easement being 15 feet on each side of the following described centerline: Beginning South 89°06'32" East, 797.53 feet along the Section line and South, 973.13 feet from the Northwest corner of said Section 2, said point of beginning being on the Westerly right of way line of Highway U-143; thence South 44°05'09" West, 262.64 feet; thence along the arc of a curve to the right, having a radius of 495.02 feet, a distance of 312.24 feet; thence South 9°46'28" East, 50.67 feet to the point of beginning.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 10:

Beginning at a point West along the Section line 47.43 feet from the Northeast corner of Section 10, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 45°40'00" East 1080.12 feet to a point of a 2798.93 foot radius curve to the left; thence Northeasterly along the arc of said curve 630.80 feet to a point of tangency; thence North 32°45'14" East 856.83 feet to a point of a 1366.69 foot radius curve to the left; thence Northeasterly along the arc of said curve 53.07 feet; thence South 89°55'00" East 150.85 feet to a point of a curve to the right, the radius point of which is North 62°23'41" West 1498.69 feet; thence Southwesterly along the arc of said curve 134.67 feet to a point of tangency; thence South 32°45'14" West 856.83 feet to a point of a 2930.93 foot radius curve to the right; thence Southwesterly along the arc of said curve 660.55 feet to a point of tangency; thence South 45°40'00" West 1230.01 feet to a point of a 697.94 foot radius curve to the left; thence Southwesterly along the arc of said curve 559.88 feet to a point of tangency; thence South 0°15'00" East 617.73 feet; thence South 89°57'00" West 404.26 feet; thence South 0°03'00" East 155.14 feet; thence South 70°19'00" West 685.95 feet; thence North 0°01'00" West 385.70 feet; thence West 1320 feet; thence North 1320 feet, more or less, to the North quarter corner of said Section 10; thence East 660 feet; thence North 660 feet; thence East 660 feet; thence South 660 feet; thence East 861.08 feet; thence South 0°30'00" East 346.49 feet; thence North 89°30'00" East 130.19 feet to a point of a curve to the right, the radius point of which is South 64°49'00" East 829.94 feet; thence Northeasterly along the arc of said curve 296.70 feet to a point of tangency; thence North 45°40'00" East 149.89 feet to the point of beginning.

EXCEPTING THEREFROM all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

ALSO EXCEPTING THEREFROM the following described portion: Beginning at a point 643.94 feet South and 642.89 feet West of the Northeast corner of

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SCHEDULE A, Item 4, Parcel 10, Continued;

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Section 10; thence South 80° West 150.0 feet; thence South 11°46'15" West 148.0 feet to a point on a line 10 feet Northerly of and parallel to the North line of a building known as the "Bavarian Inn"; thence North 80° East, on a line parallel to and 10 feet Northerly of said building, 150.0 feet; thence North 11°46'15" East 148.0 feet to the point of beginning.

SUBJECT TO----- that portion lying within the boundaries of State Highway U-143, and South Loop Road.

ALSO EXCEPTING THEREFROM that portion lying within WOODBRIDGE SUBDIVISION.

ALSO EXCEPTING THEREFROM that portion of the following described property lying within the bounds of this parcel: Beginning at the Southwesterly corner of Lot 16, WOODBRIDGE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Iron County Recorder; thence South 49°41'35" East 398.71 feet to the Southeasterly corner of said Lot; thence North 85°09'42" West 252.27 feet; thence North 46°08'43" West 310.28 feet; thence North 55°39'36" East 131.89 feet; thence South 49°41'35" East 81.51 feet to the point of beginning.

Parcel 11:

The Southwest quarter of Lot 8, Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that portion within NAVAJO RIDGE SUBDIVISION.

EXCEPTING THEREFROM all coal and other minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

TOGETHER WITH the following access easement over the following property: The North 66 feet of Lot 12, Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, lying West of and providing access to Highway U-143 and the North 66 feet of the East 726 feet of Lot 9, Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

Parcel 12:

Beginning at the Northeast corner of Lot 10, Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South, to the Southeast corner of said Lot; thence West, along the South line of said Lot, to the Southwest corner thereof; thence Northeast, in a straight line, to the point of beginning.

EXCEPTING THEREFROM all minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 13:

Beginning at the Southwest corner of the Northeast quarter of the Southeast quarter of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running thence North 1315.95 feet to the Northwest corner of

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SCHEDULE A, Item 4, Parcel 13, Continued;

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said Northeast quarter of the Southeast quarter; thence South 89°51'29" East 1336.50 feet to the Northeast corner of said Northeast quarter of the Southeast quarter; thence South 41°57'13" West 436.51 feet; thence South 28°42'06" West 656.86 feet; thence South 42°20'49" West 183.83 feet; thence South 10°45'33" East 189.95 feet; thence South 63°51'56" East 183.83 feet to the Southwest corner of Lot 1, WOODBRIDGE SUBDIVISION; thence South 78°54'23" East along the Southerly Line of said Lot 1, 80 feet, more or less, to the intersection with the South Line of said Northeast quarter of the Southeast quarter of Section 3; thence North 89°45'35" West along said South Line 883 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 14:

The Southeast quarter of the Southeast quarter of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM all minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

ALSO EXCEPTING THEREFROM that portion lying within WOODBRIDGE SUBDIVISION.

ALSO EXCEPTING THEREFROM: Beginning at the Southeast corner of Section 3; thence North 89°39'35" West 427.87 feet along the Section line; thence North 37°34'09" East 550.79 feet; thence North 47°49'12" East 130.93 feet; thence South 0°32'29" West along the Section line 527.04 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of the following described property lying within the bounds of this parcel: Beginning at the Southwesterly corner of Lot 16, WOODBRIDGE SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Iron County Recorder; thence South 49°41'35" East 398.71 feet to the Southeasterly corner of said Lot; thence North 85°09'42" West 252.27 feet; thence North 46°08'43" West 310.28 feet; thence North 55°39'36" East 131.89 feet; thence South 49°41'35" East 81.51 feet to the point of beginning.

Parcel 15:

Beginning South 0°28'32" West 1472.18 feet along the Section line and East 32.78 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 52°09'49" East 152.32 feet; thence South 37°50'11" West 4289.71 feet; thence North 52°09'49" West 152.32 feet; thence North 37°50'11" East 4289.71 feet to the point of beginning.

EXCEPTING THEREFROM all coal and other minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

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Parcel 16:

Sectional Lot 9, Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

SUBJECT TO a right of way for ingress and egress and across the North 66 feet of the East 726 feet.

EXCEPTING THEREFROM all oil, gas and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

ALSO EXCEPTING THEREFROM that portion of the following described property lying within the bounds of this parcel: Beginning South 0°28'32" West 1472.18 feet along the Section line and East 32.78 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 52°09'49" East 152.32 feet; thence South 37°50'11" West 4289.71 feet; thence North 52°09'49" West 152.32 feet; thence North 37°50'11" East 4289.71 feet to the point of beginning.

Parcel 17:

The Southwest quarter of the Southwest quarter of the Southeast quarter and the North half of the Southwest quarter of the Southeast quarter of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

ALSO EXCEPTING THEREFROM that portion of the following described property lying within the bounds of this parcel: Beginning South 0°28'32" West 1472.18 feet along the Section line and East 32.78 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 52°09'49" East 152.32 feet; thence South 37°50'11" West 4289.71 feet; thence North 52°09'49" West 152.32 feet; thence North 37°50'11" East 4289.71 feet to the point of beginning.

Parcel 18:

Commencing at the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°31'46" East along the South line of Sectional Lot 12 of said Section 2, a distance a 472.79 feet, to the Southwest corner of the parcel of land conveyed to RODNEY M. ADAMS, TRUSTEE, recorded as Entry No. 225292 in Book 273 at Page 468 of Official Iron County Records; thence North 35°30'55" East 1022.36 feet, to the most Northerly corner of PINE TREE CONDOMINIUMS, PHASE 2, according to the Official Plat thereof; thence North 30°26'38" West 29.03 feet; thence North 30°36' West 68.99 feet; thence North 12°01'35" East 68.25 feet; thence North 29°55'34" East 59.80 feet; thence North 40°35'16" East 33.35 feet; thence North 0°31'22" East 46.99 feet; thence North 44°14'02" West 50.06 feet; thence North 10°50'11" East 196.85 feet to the North line of said Sectional Lot 12; thence West, along the North line of said Sectional Lot, 1,074 feet to the Northwest corner thereof; thence South 0°28'32" West, along the West line of said Lot a distance of 1,343.75 feet to the point of beginning.

SUBJECT TO a right of way for ingress and egress over and across the North 66 feet of said property.

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land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

EXCEPTING THEREFROM the following described parcel: Beginning South 89°06'32" East, 318.10 feet along the Section line and South, 1362.36 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East, 287.00 feet along the North line of Sectional Lot 12; thence South 0°29'41" West, 303.55 feet; thence North 89°30'19" West, 287.00 feet; thence North 0°29'41" East, 303.55 feet to the point of beginning.

TOGETHER WITH a 30 foot wide access easement, said easement being 15 feet on each side of the following described centerline: Beginning South 89°06'32" East, 797.53 feet along the Section line and South, 973.13 feet from the Northwest corner of said Section 2, said point of beginning being on the Westerly right of way line of Highway U-143; thence South 44°05'09" West, 262.64 feet; thence along the arc of a curve to the right, having a radius of 495.02 feet, a distance of 312.24 feet; thence South 9°46'28" East, 50.67 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion of the following described property lying within the bounds of this parcel: Beginning South 0°28'32" West 1472.18 feet along the Section line and East 32.78 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 52°09'49" East 152.32 feet; thence South 37°50'11" West 4289.71 feet; thence North 52°09'49" West 152.32 feet; thence North 37°50'11" East 4289.71 feet to the point of beginning.

ALSO EXCEPTING THEREFROM Beginning at the West quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°31'46" East 137.00 feet to the true point of beginning; thence North 74°11'45" East 439.87 feet; thence South 35°30'55" West 216.91 feet; thence North 45°00'00" West 77.45 feet; thence North 89°31'46" West 242.48 feet to the point of beginning.

Parcel 19:

Beginning South 89°06'32" East, 318.10 feet along the Section line and South, 1362.36 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 89°30'19" East, 287.00 feet along the North line of Sectional Lot 12; thence South 0°29'41" West, 303.55 feet; thence North 89°30'19" West, 287.00 feet; thence North 0°29'41" East, 303.55 feet to the point of beginning.

TOGETHER WITH a 30 foot wide access easement, said easement being 15 feet on each side of the following described centerline: Beginning South 89°06'32" East, 797.53 feet along the Section line and South, 973.13 feet from the Northwest corner of said Section 2, said point of beginning being on the Westerly right of way line of Highway U-143; thence South 44°05'09" West, 262.64 feet; thence along the arc of a curve to the right, having a radius of 495.02 feet, a distance of 312.24 feet; thence South 9°46'28" East, 50.67 feet to the point of ending.

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feet of said property.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 20:

Beginning at the South quarter corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 89°09'03" West 1,322.25 feet, to the Northeast corner of the Northwest quarter of the Northwest quarter of Section 11, Township 36 South, Range 9 West; said point also being South 89°58' East 1,332 feet from the Northwest corner of Section 11, Township 36 South, Range 9 West; thence South, along the East line of the Northwest quarter of the Northwest quarter of said Section 11, a distance of 552.03 feet; thence North 33°52'44" West 565.65 feet; thence North 62°53' West 123.74 feet; thence North 33°52'44" West 142.00 feet, to the most Northerly corner of GIANT STEPS CONDOMINIUM PROJECT, Brian Head, Utah, according to the Official Plat thereof; thence North 35°00' West 411.63 feet, to the Easterly right of way line of Highway U-143; thence along said Easterly right of way line of said Highway North 46°33'32" East 336.09 feet, more or less, to a point of tangency of a curve with a radius of 2930.93 feet, the radius point of which bears North 44°20' West; thence Northeasterly along the arc of said curve 427.02 feet; thence South 78°22'54" East 291.45 feet to a point; thence South 32°30'00" West 93.17 feet, more or less, to a point which is South 89°09'03" East 1351.08 feet and North 844.83 feet from the Southwest corner of said Section 2; thence South 78°39'03" East 295.00 feet; thence South 78°32'44" East 102.97 feet; thence North 46°30'00" East 136.40 feet; thence South 86°00'00" East 252.0 feet; thence North 38°00'00" East 210.00 feet; thence North 21°26'19" East 207.88 feet; thence North 39°03'25" East 578.01 feet to the East line of the Southwest quarter of Section 2, said point also being South 0°34'14" West 320.98 feet along the quarter Section line from the South line of BRIAN HEAD SUBDIVISION, UNIT #2, according to the Official Plat thereof; thence South 0°34'14" West along said quarter Section line 1,669.41 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel: Beginning South 89°09'03" East 1,193.13 feet along the Section line and North 367.68 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West; thence North 59°00'00" West 120.0 feet; thence North 31°00'00" East 90.0 feet; thence South 59°00'00" East 120 feet; thence South 31°00'00" West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM the Building and Improvements only, situated on the following property: Beginning at a point North 0°32'29" East along the West Section line, 277.32 feet and East 1,059.08 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West; thence North 33°05'47" East 122.70 feet; thence South 56°54'13" East 83.10 feet; thence South 33°05'47" West 122.70 feet; thence North 56°54'13" West 83.10 feet to the point of beginning.

TOGETHER WITH a right of way from Utah Highway 143 to said building for ingress and egress, also together with appurtenant utility easements to said building as they now exist.

0316811 Bk 0452 Pg 0463

~~0316393 Bk 0451 Pg 0463~~

SCHEDULE A, ITEM 7, PAGE 20, UNRECORDED,

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 21:

Beginning South 89°09'03" East 1193.13 feet along the Section line and North 367.68 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 59°00'00" West 120.00 feet; thence North 31°00'00" East 90.00 feet; thence South 59°00'00" East 120.00 feet; thence South 31°00'00" West 90.00 feet to the point of beginning.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

~~Parcel 22:~~

~~The buildings and improvements only situated on the following described property:~~

~~Beginning at a point North 0°32'29" East along the West Section line, 277.32 feet and East 1,059.08 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 33°05'47" East 122.70 feet; thence South 56°54'13" East 83.10 feet; thence South 33°05'47" West 122.70 feet; thence North 56°54'13" West 83.10 feet to the point of beginning.~~

~~TOGETHER WITH a right of way from Utah Highway 143 to said building for ingress and egress, also together with appurtenant utility easements to said building as they now exist.~~

Parcel 23:

Beginning at the North quarter corner of Section 11, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence South 0°33'12" West 1314.77 feet along the quarter section line; thence North 89°16'50" West 592.85 feet along the 1/16 section line; thence North 43°27'36" West 1045.77 feet; thence North 0°16'34" East 567.79 feet along the 1/16 section line; thence South 89°09'03" East 1322.25 feet along the section line to the point of beginning.

EXCEPTING THEREFROM 15/16 of all oil, gas and other minerals, except coal, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 24:

The Northwest quarter of the Southeast quarter of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian.

EXCEPTING THEREFROM that following described tract of land:

Beginning South 0°28'32" West 1472.18 feet along the Section line and East 32.78 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running thence South 52°09'49" East 152.32 feet; thence South 37°50'11" West 4289.71 feet; thence North 52°09'49" West 152.32 feet; thence North 37°50'11" East 4289.71 feet to the point of beginning.

0316811 Bk 0452 Pg 0464

~~0316393 Bk 0451 Pg 0466~~

EXCEPTING THEREFROM all minerals, and all geothermal steam and associated geothermal resources as defined in the Act of December 24, 1970, 84 Stat. 1566, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 25:

Lot 1, Block B; Lots 1 through 44, Block C; Lots 1 through 10, Block D; Lots 1, 2, 3, 4 and 19, Block E; Lots 1, 2, 3 and 7 Block H; Lots 1, 2 and 3, Block I; also Out Lot 2, Block D and Out Lot 3, Block I, SKI HAVEN CHALETS, UNIT C, a Subdivision, according to the Official Plat thereof, filed in the Office of the County Recorder of said County.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 26:

Beginning South 89°46'07" West 1325.65 feet along the section line and South 0°04'17" West 379.50 feet along the 1/16 section line from the North quarter corner, Section 22, Township 34 South, Range 9 West, Salt Lake Base and Meridian; running thence South 0°04'17" West 957.27 feet along the 1/16 section line; thence South 89°42'47" West 662.07 feet along the 1/16 section line; thence North 0°02'20" East 1003.06 feet along the 1/64 section line; thence South 89°45'16" West 662.63 feet; thence North 0°00'23" East 111.88 feet along the section line to the Southerly right of way line of Highway I-15 frontage road; thence North 87°38'50" East 323.36 feet along said right of way; thence along the arc of a non-tangent curve to the left, having a radius of 138.00 feet, a distance of 192.92 feet along said right of way, (long chord for said curve bears North 43°40'34" East 177.59 feet); thence North 0°18'48" West 33.21 feet along said right of way; thence North 89°46'07" East 550.07 feet along the South line of 200 South Street; thence South 0°04'17" West 330.00 feet; thence North 89°46'07" East 330.00 feet to the point of beginning.

Parcel 27:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 22, Township 34 South, Range 9 West, Salt Lake Base and Meridian, and running thence South 37.81 rods; thence West 54.24 rods; thence Northeasterly to a point 49 rods West of beginning; thence East 49 rods to the point of beginning.

Parcel 28:

Beginning at a point on the North line of the existing Highway which is South 89°15'50" West 2661.23 feet along the South line of Section 15, and North 0°44'10" West 49.50 feet from the Southeast corner of Section 15, Township 34 South, Range 9 West, Salt Lake Base and Meridian; thence North 0°35'00" East 362.06 feet; thence North 89°12'22" East 404.44 feet, more or less, to the Northwest corner of a parcel of land as described in that certain Warranty Deed recorded February 10, 1981, in Book 273 at Page 139, Official Iron County Records; thence South 0°35'00" West 362.55 feet, more or less, to the Southwest corner of said land described in Book 273 at Page 139, and the North line of existing Highway; thence South 89°15'50" West 404.44 feet, more or less, to the point of beginning.

0316811 Bk 0452 Pg 0465

~~0316393 Bk 0451 Pg 0467~~

EXCEPTING THEREFROM 1/2 of all oil, gas and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 29:

Commencing at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian; West 40 rods; South 80 rods; East 27.35 rods; North 12.65 rods; East 12.65 rods; North 67.35 rods to the place of beginning.

EXCEPTING THEREFROM that portion lying within the bounds of the existing Interstate 15 Highway

Parcel 30:

All of Lot 8, Block 5, FIDDLERS CANYON SUBDIVISION, UNIT #2, according to the Official Plat thereof, filed in the Office of the County Recorder of said County.

EXCEPTING THEREFROM all oil, gas and other minerals below a depth of 500 feet, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 31:

Lots 1, 2, 3, 11, 12 and 13, Block C; Lots 4 and 9 Block D, SKI HAVEN ESTATES, UNIT A, a subdivision, according to the Official Plat thereof, recorded in the Office of the County Recorder of said County.

EXCEPTING THEREFROM all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 32:

The following described portion of the Archery Range as shown on the recorded Plat of said Subdivision:

Beginning North 89°52' West 420.24 feet from the Northeast corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 36 South, Range 9 West, Salt Lake Base and Meridian, and running thence South 26°10' West 213.97 feet; thence North 89°52' West 141.05 feet; thence North 49°45' West 131.67 feet to the cusp of a circular curve; thence 73.52 feet Northerly along a 30.00 foot radius curve to the right; thence North 71°47' West 164.34 feet; thence South 89°52' East 493.76 feet to the point of beginning.

EXCEPTING THEREFROM all oil, gas and other minerals from said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 33:

Beginning 660.0 feet South of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 34 South, Range 9 West, Salt Lake Base and Meridian; and running thence South 660.0 feet; West 660.0 feet; North 660.0 feet; East 660.0 feet to place of beginning.

0316811 Bk 0452 Pg 0466

~~0316393 Bk 0451 Pg 0468~~

Beginning 660.0 feet South and 660.0 feet West of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 34 South, Range 9 West, Salt Lake Base and Meridian; and running thence South 660.0 feet; West 660.0 feet; North 660.0 feet; East 660.0 feet to place of beginning.

Beginning 660.0 feet West and 3 rods South of the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 34 South, Range 9 West, Salt Lake Base and Meridian; and running thence South 610.5 feet; West 660.0 feet; North 396.0 feet; East 102.3 feet; North 214.5 feet; East 557.7 feet to the place of beginning.

Parcel 34:

~~Commencing at the Southwest Corner of Section 12, Township 34 South, Range 9 West, Salt Lake Base and Meridian, thence East to the West Right of Way of I-15, thence North along said West Right of Way approximately 80 rods to the intersection of the North boundary of the Southwest Quarter of the Southwest Quarter of Section 12, thence West along said North boundary of the Southwest Quarter of the Southwest Quarter of Section 12, to a point 21.22 rods East of the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 12, thence Southwesterly to a point 66.5 rods North of the point of beginning, thence South 66.5 rods to the point of beginning.~~

Parcel 35:

Beginning South $0^{\circ}25'00''$ West 42.41 feet from the Northwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian. Being the Northwest corner of Lot 5 of said Section 2; thence South $89^{\circ}28'53''$ East 457.99 feet along the North line of said Lot 5; thence South $44^{\circ}37'01''$ East 36.66 feet along the Southwesterly right of way line of Highway U-143; thence along the Northerly right of way line of an existing 66 foot wide road as follows: South $40^{\circ}17'05''$ West, 280.60 feet; thence along the arc of a curve to the right, having a radius of 93.91 feet, a distance of 149.77 feet; thence North $48^{\circ}20'15''$ West, 163.98 feet; thence along the arc of a curve to the left, having a radius of 96.63 feet, a distance of 52.53 feet; thence departing said road right of way North $0^{\circ}25'00''$ East 121.91 feet along the section line to the point of beginning.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 36:

Beginning South $0^{\circ}25'00''$ West 703.45 feet along the section line from the Northeast corner of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North $89^{\circ}44'24''$ West 239.63 feet; thence along the Southerly line of Hunter Ridge Drive as follows: thence along the arc of a curve to the left (radius point bears North $54^{\circ}02'12''$ West 108.32 feet) a distance of 78.59 feet; thence North $5^{\circ}36'28''$ West 186.54 feet; thence along the arc of a curve to the right, having a radius of 61.84 feet a distance of 60.00 feet; thence North $49^{\circ}59'12''$ East 238.32 feet; thence along the arc of a curve to the right, having a radius of 30.63 feet a distance of 39.57 feet; thence South $0^{\circ}25'00''$ West 469.52 feet along the section line to the point of beginning.

~~0316393 Bk 0451 Pg 0467~~

0316811 Bk 0452 Pg 0467

SCHEDULE A, Item 4, Parcel 36, Continued;

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EXCEPTING THEREFROM all minerals and all geothermal steam and associated geothermal resources, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 37:

Beginning South 0°19'22" West 667.74 feet along the quarter section line from the North quarter corner of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence along Navajo Ridge Subdivision boundary as follows: thence South 47°57'29" East 171.57 feet; thence South 24°48'31" East 156.92 feet; thence South 10°32'04" West 127.54 feet; thence South 25°37'03" West 248.85 feet; thence South 0°20'30" West 211.39 feet; thence South 64°22'57" East 105.74 feet; thence South 25°37'03" West 68.26 feet; thence along the arc of a curve to the left, having a radius of 656.69 feet, a distance 189.11 feet; thence South 9°07'03" West 277.36 feet; thence South 36°28'37" East 216.21 feet; thence North 52°51'15" East 699.45 feet; thence North 37°24'05" East 53.99 feet; thence along the arc of a curve to the left (radius point bears North 37°24'05" East), having a radius of 102.57 feet, a distance of 204.09 feet; thence leaving said Navajo Ridge Subdivision North 74°10'53" East 144.10 feet; thence South 45°12'58" West 1490.06 feet to the Southwest corner of Sectional Lot 10; thence North 0°19'22" East 2040.59 feet to the point of beginning.

SUBJECT TO and together with a 66 foot wide non-exclusive easement for ingress and egress, the centerline of which begins at a point which lies North 64°22'57" West a distance of 33 feet from the Southwest corner of Lot 1, Block 2, Navajo Ridge Subdivision, and which extends in a Southerly direction parallel to and 33 feet perpendicular from the following described line:

Beginning at the Southwest corner of said Lot 1, Block 2, thence South 25°37'07" West 68.26 feet; thence Southerly along the arc of a curve to the right, radius point for said curve bears South 64°22'57" East 656.69 feet, a distance of 31.75 feet; thence Southerly along the arc of a curve to the right, radius point for said curve bears South 80°52'57" _____, 659.69 feet, a distance of 157.36 feet; thence South 9°07'03" West 277.36 feet; thence North 64°22'57" West, a distance of 33 feet and a point which makes the Southerly end of the easement.

EXCEPTING THEREFROM all minerals and all geothermal steam and associated geothermal resources, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 38:

Beginning South 0°25'00" West 703.45 feet along the section line and North 89°44'24" West 418.71 feet from the Northeast corner of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian; thence North 89°44'24" West 772.90 feet; thence along the Southerly line of Hunter Ridge Drive as follows: thence North 53°27'51" East 125.57 feet; thence along the arc of a curve to the left, having a radius of 142.56 feet, a distance of 63.97 feet; thence North 27°45'20" East 122.68 feet; thence along the arc of a curve to the right, having a radius of 55.74 feet, a distance of 112.54 feet; thence South 36°34'01" East 87.18 feet; thence along the arc of a curve to the left, having a radius of 148.08 feet, a distance of 132.03 feet; thence South 87°39'16" East 160.89 feet; thence along the arc of a curve to the right, having a radius of 114.99 feet, a distance of 81.83 feet; thence South 46°52'50" East 109.62 feet to the point of beginning.

0316811 Bk 0452 Pg 0468

~~0316393 Bk 0451 Pg 0470~~

SCHEDULE A, Item 4, Parcel 38, Continued;

EXCEPTING THEREFROM all minerals and all geothermal steam and associated geothermal resources, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 39:

Beginning South 0°25'00" West 1364.50 feet along the section line and North 89°43'57" West 1317.73 feet from the Northeast corner of Section 3, Township 36 South, Range 9 West, Salt Lake Base and Meridian, said point being the Southeast corner of Sectional Lot 7; thence South 45°12'58" West 376.97 feet; thence South 74°10'53" West 144.10 feet; thence along the Easterly line of Hunter Ridge Drive as follows; North 13°23'51" East 571.37 feet; thence along the arc of a curve to the right having a radius of 200.05 feet, a distance of 116.75 feet; thence North 46°50'06" East 298.26 feet; thence along the arc of a curve to the right, having a radius of 1175.67 feet, a distance of 2.88 feet; thence South 0°22'11" West 556.57 feet to the point of beginning.

EXCEPTING THEREFROM all minerals and all geothermal steam and associated geothermal resources, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 40:

All of Lots 2, 26 and 27, Block 2; and Lot 1, Block 3, NAVAJO RIDGE SUBDIVISION, according to the Official Plat thereof, recorded in the Office of the County Recorder of Said County.

EXCEPTING THEREFROM all minerals and all geothermal steam and associated geothermal resources, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 41:

Beginning at a point South 89°31'46" East 641.35 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, said point is located on the Easterly right of way line of U-143, thence South 89°31'46" East 20.10 feet to the Northwest corner of Brian Head, Unit 2, Subdivision, thence South 0°33'48" West 267.23 feet to the South line of Bear Flat Road; thence North 89°31'44" West along said right of way distance of 50.78 feet to the Easterly right of way line of U-143; thence along said right of way as follows: thence along the arc of a curve to the left with a radius of 782.78 feet, (Note: Radius point bears North 72°27'32" West) a distance of 270.52 feet to beginning.

SUBJECT TO a right of way for Bear Flat Road, and incidental purposes as now exists.

SUBJECT TO a non-exclusive easement over the following described property: Beginning at the Northwest corner of Lot 5, Block F, BRIAN HEAD, UNIT 2, a Subdivision; and running thence West to the existing right of way line of Utah Highway 143; thence Southerly along said right of way to a point West of the Southwest corner of said Lot 5, Block F, thence East to the Southwest corner of Lot 5, Block F; thence North 210 feet along West line of said Lot to the place of beginning.

SCHEDULE A, Item 4, Parcel 41, Continued;

EXCEPTING THEREFROM all coal and other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 42:

Beginning at a point North $0^{\circ}32'29''$ East 676.77 feet from the Southwest corner of Section 2, Township 36 South, Range 9 West, Salt Lake Base and Meridian, thence North $47^{\circ}49'12''$ East 113.55 feet to the P.C. of a 2308.28 foot radius curve to the left, thence along the arc of said curve a distance of 101.43 feet, thence North $45^{\circ}18'08''$ East 312.32 feet to the P.C. of a 770.83 foot radius curve to the left, thence along the arc of said curve a distance of 104.31 feet, thence North $37^{\circ}32'55''$ East 169.89 feet to the P.C. of a 279.04 foot radius curve to the left, thence along the arc of said curve a distance of 111.89 feet, thence North $14^{\circ}34'27''$ East 7.50 feet, thence South $51^{\circ}48'57''$ East 81.37 feet, thence South $43^{\circ}42'51''$ West 345.09 feet, thence South $46^{\circ}33'21''$ West 590.55 feet, thence North $0^{\circ}32'29''$ East 20.20 feet to beginning.

EXCEPTING THEREFROM all coal and other minerals, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

* * *

TOGETHER WITH all improvements, fixtures, water rights, leases, lease holds, easements and appurtenances owned by grantor and relating to any or all of the foregoing parcels.