

When recorded return to:

Rob Gulbrandsen
11075 S State, Suite 5B
Sandy, Ut. 84070

SPECIAL WARRANTY DEED

ENT 4591:2005 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2005 Jan 13 4:55 pm FEE 87.00 BY LJ
RECORDED FOR FIRST AMERICAN TITLE CO

SUNCREST, L.L.C., a Delaware limited liability company formerly known as DAE/Westbrook, L.L.C. ("Grantor"), whose address is 2021 Village Green Circle, Draper, UT 84020, hereby CONVEYS AND WARRANTS against all claiming by, through or under to EAGLE POINT DEVELOPERS, LC, a Utah limited company. ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, that certain real property situated in Salt Lake County, State of Utah, and more fully listed and described on Exhibit A attached hereto and by this reference is made a part hereof (the "Property").

BUT EXCEPTING AND RESERVING to Grantor all water, water rights, and rights to water, whether or not adjudicated and whether or not appropriated, including tributary, non-tributary, surface, underground, spring and seep waters on, arising on, underlying or used in connection with the Property, and all ditches and ditch rights, reservoir and reservoir rights, pipelines, wells, well permits, pumps, storage tanks, rights-of-way, easements and associated rights or privileges appurtenant to or used in connection with the Property.

The Property is subject to (i) the Declaration of Covenants, Conditions and Restrictions for SunCrest recorded December 28, 1999, Volume 7543075, Book 8332, Page 4708 of the records of the Official Records of Real Property of Salt Lake County, Utah and recorded December 22, 2000, in the real property records of the Recorder in and for Utah County, at Entry No. 101565:2000

This conveyance is made and accepted subject to all matters of record duly recorded in the Real Property Records of Salt Lake County.

WITNESS, the hands of said Grantor as of 11/14/05 day of January,
2005.

SUNCREST, L.L.C.
a Delaware limited liability company fka DAE/
Westbrook, L.L.C, a Delaware limited liability
company

By: Westerra Management, L.L.C., a Delaware
limited liability company, its authorized
representative

By: 
Name: Edward L. Grampp, Jr.
Title: Assistant Vice President

STATE OF Utah
COUNTY OF Salt Lake

§
§
§

The foregoing instrument was acknowledged before me this 11th day of January, 2005, by Edward L. Grampp, Jr., Assistant Vice President of Westerra Management L.L.C., a Delaware limited liability company, authorized representative of Suncrest, L.L.C. a Delaware limited liability company fka DAE/Westbrook, L.L.C. a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires:

3-10-05

Wendy M. Briggs
Notary Public

(SEAL)

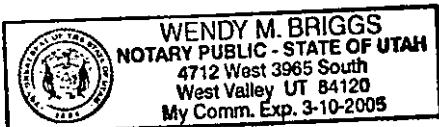


EXHIBIT A

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Lots 601 through 671, and Lots N, O and P, and all private roads contained within EAGLE CREST NO. 4 at SUNCREST, according to the Official Plat thereof as recorded October 4, 2004, as Entry No. 112994:2004 thereof, on file and on record in the Office of the Utah County Recorder.