

Recorded at Request of \_\_\_\_\_  
at \_\_\_\_\_.M. Fee Paid \$ \_\_\_\_\_.  
by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_  
Mail Tax notice to grantor, 9488 South Union Square, Suite B-100, Sandy, Utah 84070

## WARRANTY DEED

Clark R. Nielsen, a married individual; Joseph L. Henriod, a married individual; J. Michael Gottfredson, a married individual; AHN, Inc., a Utah Corporation; Janice Gottfredson, a married individual; Stephen L. Henriod (a.k.a. Steven L. Henriod), a married individual; and Clark R. Nielsen, the Trustee of the Vera R. Nielsen Trust, grantors, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEY and WARRANT to CORY HIGHAM, grantee, of Salt Lake City, Salt Lake County, State of Utah, for the sum of

TEN AND NO/100 (\$10.00)-----DOLLARS,

and other good and valuable consideration, the following described tracts of land in Summit County, State of Utah:

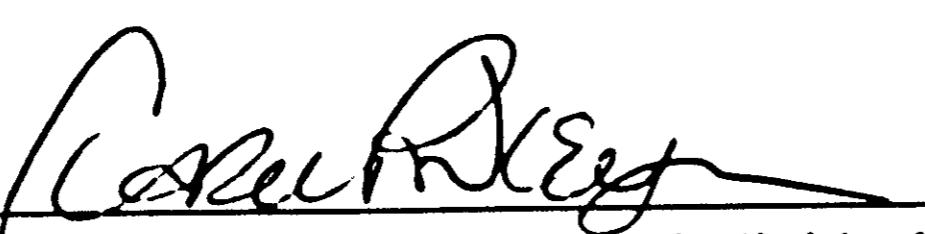
Property more particularly described and identified by Summit County as tax parcels CD-431-1-F, CD-431-1-B, CD-431-1-A and that part of tax parcel CD-431 located in the North 1/2, the Southeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 3, T2S, R6E, S.L.B. & M., more particularly described in Schedule A, attached hereto, subject to all interests, rights of way and easements of record or apparent upon inspection of the properties.

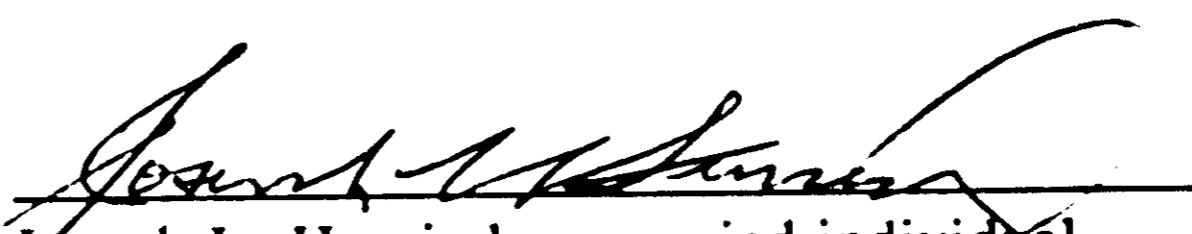
Further subject to any rollback and unpaid taxes on the described property or to any change in greenbelt exempt status. **00495480 Bk01104 Pg00687-00692**

Reserving in Grantors, and their successors and assigns, the right of equestrian and pedestrian travel across existing and established roads, paths and trails and vehicular travel across existing roads.

Reserving in Grantors, and in their successors and assigns, easements for access to and development and transportation of water from Kamas Hills, Ltd. Springs and water rights along and across the southern and western portions of the described property. Each of said easements shall not be more than thirty (30) feet in width and shall be in a location and of a length reasonable necessary to transport water across the described properties and shall be generally located in the South and Southwest portions of Parcels CD-431 and CD-431-1-F.

WITNESS, the hand of said grantors, this 18 day of December, A.D. 1997.

  
Clark R. Nielsen, a married individual

  
Joseph L. Henriod, a married individual

*J. Michael Gottfredson*  
J. Michael Gottfredson, a married individual

*Janice T. Gottfredson*  
Janice T. Gottfredson, a married individual

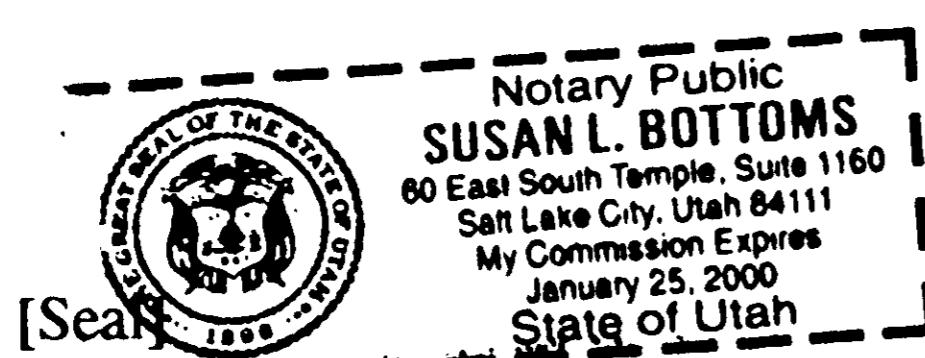
*Stephen L. Henriod*  
Stephen L. Henriod, (a.k.a. Steven L. Henriod),  
a married individual

AHN, Inc., a Utah Corporation  
By: *Clark R. Nielsen*  
President

*Clark R. Nielsen, Trustee*  
Vera R. Nielsen Trust, Clark R. Nielsen,  
Trustee

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

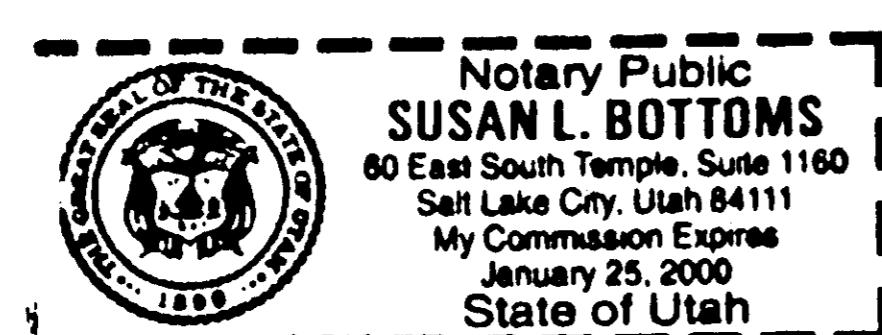
On the 18 day of December, A.D. 1997, Clark R. Nielsen, Joseph L. Henriod, J. Michael Gottfredson, AHN, Inc., Janice T. Gottfredson, Stephen L. Henriod (a.k.a. Steven L. Henriod), and Clark R. Nielsen as Trustee of the Vera R. Nielsen Trust, the signers of the within instrument, who duly acknowledged to me that they executed the same.



*Susan L. Bottoms*  
Notary Public

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

On the 18 day of December A.D. 1997, appeared before me Clark R. Nielsen, who being first sworn, affirmed that he is the President of AHN, Inc., a Utah Corporation, and that he has executed the above deed pursuant to a Resolution of the directors and shareholders of the Corporation dated the 18th day of December, 1997.



*Susan L. Bottoms*  
Notary Public

00495480 Bk01104 Pg00688

EXHIBIT "A"

Order Number: 00008300

PARCEL 1:

THAT PORTION OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, LYING EAST OF KAMAS EAST SUBDIVISION, PLAT A.

ALSO LESS AND EXCEPTING THE FOLLOWING LEGAL DESCRIPTION AS SHOWN IN THESE CERTAIN DEEDS:

A WARRANTY DEED, RECORDED OCTOBER 30, 1972, AS ENTRY NO. 117394, IN BOOK 42, ON PAGE 68, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED NOVEMBER 13, 1972, AS ENTRY NO. 117527, IN BOOK 42, ON PAGE 31, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED NOVEMBER 13, 1972, AS ENTRY NO. 117528, IN BOOK 42, ON PAGE 312, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED NOVEMBER 13, 1972, AS ENTRY NO. 117531, IN BOOK 42, ON PAGE 315, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MARCH 19, 1973, AS ENTRY NO. 119105, IN BOOK 46, ON PAGE 67, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED APRIL 7, 1975, AS ENTRY NO. 126467, IN BOOK 65, ON PAGE 643, SUMMIT COUNTY RECORDER'S OFFICE.

A SHERIFF'S DEED, RECORDED SEPTEMBER 30, 1975, AS ENTRY NO. 128719, IN BOOK 72, ON PAGE 59, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED FEBRUARY 11, 1982, AS ENTRY NO. 191272, IN BOOK 219, ON PAGE 402, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191273, IN BOOK 219, ON PAGE 403, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191274, IN BOOK 218, ON PAGE 404, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191275, IN BOOK 219, ON PAGE 405, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191276, IN BOOK 219, ON PAGE 406, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191277, IN  
Continued on next page

**EXHIBIT "A" - continued**  
Order Number: 00008300

BOOK 219, ON PAGE 407, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191278, IN BOOK 219, ON PAGE 408, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191279, IN BOOK 219, ON PAGE 409, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191280, IN BOOK 219, ON PAGE 410, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191281, IN BOOK 219, ON PAGE 411, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191282, IN BOOK 219, ON PAGE 412, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191284, IN BOOK 219, ON PAGE 414, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191285, IN BOOK 219, ON PAGE 415, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191286, IN BOOK 219, ON PAGE 416, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191287, IN BOOK 219, ON PAGE 417, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 11, 1982, AS ENTRY NO. 191288, IN BOOK 219, ON PAGE 417, SUMMIT COUNTY RECORDER'S OFFICE.

A QUIT CLAIM DEED, RECORDED SEPTEMBER 29, 1982, AS ENTRY NO. 211377, IN BOOK 274, ON PAGE 138, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED DECEMBER 3, 1984, AS ENTRY NO. 227880, IN BOOK 322, ON PAGE 373, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED JANUARY 29, 1987, AS ENTRY NO. 264345, IN BOOK 415, ON PAGE 705, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED JANUARY 30, 1995, AS ENTRY NO. 423896, IN BOOK 865, ON PAGE 17, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED MAY 16, 1995, AS ENTRY NO. 429878, IN  
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**EXHIBIT "A" - continued**  
Order Number: 00008300

BOOK 883, ON PAGE 590, SUMMIT COUNTY RECORDER'S OFFICE.

A WARRANTY DEED, RECORDED NOVEMBER 21, 1995, AS ENTRY NO. 442850, IN BOOK 925, ON PAGE 686, SUMMIT COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING:

BEGINNING AT A POINT WHICH IS SOUTH  $89^{\circ}38'35''$  WEST 3689.47 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH  $30^{\circ}05'35''$  EAST, 71.99 FEET; THENCE NORTH  $44^{\circ}52'09''$  EAST 204.95 FEET; THENCE NORTH  $42^{\circ}01'10''$  EAST, 114.79 FEET; THENCE NORTH  $08^{\circ}55'13''$  EAST, 91.95 FEET; THENCE NORTH  $32^{\circ}28'24''$  EAST 141.12 FEET; THENCE NORTH  $52^{\circ}15'18''$  WEST, 227.64 FEET; THENCE NORTH  $06^{\circ}36'31''$  EAST, 221.90 FEET; THENCE SOUTH  $80^{\circ}41'59''$  WEST, 406.12 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 62, KAMAS EAST SUBDIVISION, PLAT A; THENCE SOUTH  $26^{\circ}24'41''$  WEST, 223.85 FEET; THENCE SOUTH  $19^{\circ}31'42''$  WEST, 154.79 FEET; THENCE SOUTH  $28^{\circ}44'43''$  WEST, 189.10 FEET; THENCE SOUTH  $47^{\circ}56'14''$  WEST, 278.59 FEET; THENCE SOUTH  $00^{\circ}00'00''$  WEST 102.14 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH  $89^{\circ}38'35''$  EAST ALONG SAID SECTION LINE 656.79 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT NORTH 2475.09 FEET AND WEST 1307.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH  $32^{\circ}27'29''$  WEST 290.93 FEET, NORTH  $43^{\circ}53'23''$  EAST 244.25 FEET, SOUTH  $32^{\circ}27'29''$  EAST 454.72 FEET, SOUTH  $81^{\circ}38'03''$  WEST 260.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY 30 FEET WIDE AND PERPENDICULARLY DISTANT FROM THE NORTH ( BEARING- NORTH  $43^{\circ}53'23''$  EAST) LINE OF SAID 2.03 ACRE TRACT.

PARCEL 3:

BEGINNING AT A POINT NORTH 2475.09 FEET AND WEST 1307.23 FEET FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE; SOUTH 370.85 FEET, NORTH  $73^{\circ}10'49''$  WEST 135.00 FEET, NORTH  $58^{\circ}43'19''$  WEST 253.76 FEET, NORTH  $39^{\circ}46'34''$  WEST 106.189 FEET, NORTH  $74^{\circ}09'84''$  EAST 430.93 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY 30 FEET WIDE AND PERPENDICULARLY DISTANT FROM THREE COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID

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**EXHIBIT "A" - continued**  
Order Number: 00008300

2.05 ACRE PARCEL AS FOLLOWS: NORTH 73°10'49" WEST 135.00 FEET,  
NORTH 58°43'19" WEST 253.76, NORTH 39°46'34" WEST 106.89 FEET.

**PARCEL 4:**

THE EAST 220 FEET OF THE FOLLOWING DESCRIBED PROPERTY LOCATED  
IN SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE  
AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 72 (COMMON CORNER TO  
LOTS 71 AND 72) OF KAMAS EAST SUBDIVISION, PLAT "A", A RECORDED  
SUBDIVISION IN SUMMIT COUNTY, STATE OF UTAH, SAID POINT OF  
BEGINNING BEING SOUTH 2871.77 FEET AND WEST 3499.02 FEET FROM  
THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6  
EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH  
25°56'00" EAST 256.04 FEET, NORTH 07°56'08" WEST 195.30 FEET,  
EAST 682.17 FEET, SOUTH 09°00'00" WEST 428.97 FEET, WEST 700.07  
FEET, MORE OR LESS, TO THE POINT OF BEGINNING .

SUBJECT TO A RIGHT OF WAY 33 FEET WIDE, PARALLEL TO AND  
PERPENDICULARLY DISTANT FROM ALL SIDES OF THE PROPERTY  
DESCRIBED HEREIN.

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