

Recorded at Request of _____
at _____, M. Fee Paid \$ _____.
by _____ Dep. Book _____ Page _____ Ref.: _____
Mail tax notice to UINTAH HILLS
Address 9488 SO. UNION SQUARE #B-100, SANDY, UT 84070

WARRANTY DEED

CORY HIGHAM

of _____ County, of _____, State of _____ grantor
hereby CONVEY and WARRANT to
UINTAH HILLS, L.C., A UTAH LIMITED LIABILITY COMPANY

of _____ grantee
Ten and no/100 (and other good and valuable consideration)----- for the sum of _____ DOLLARS,

the following described tract of land in SUMMIT County,
State of Utah:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The Grantor reserves the right to develop owned springs and
retain necessary easements for access, development, and/or
transportation of water across property as needed.

The Grantor also reserves all equestrian/pedestrian travel
across established roads, paths and trails and auto travel
across public roads.

00495481 Bk01104 Pg00693-00697

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1997 DEC 22 16:43 PM FEE \$21.00 BY DMG
REQUEST: COALITION TITLE

Subject to easements, restrictions and rights of way currently of record and general property taxes for the year 1997
and thereafter.

WITNESS, the hand(s) of said grantor(s), this

See , A.D. 1997

18

day of

Cory Higham
CORY HIGHAM

STATE OF UTAH,)
County of *Summit*) ss.

On the 18 day of
personally appeared before me CORY HIGHAM

See , A.D. 1997

the signer(s) of the within instrument, who duly acknowledged to me that (he/she/they) executed
the same

Notary Public

ROBERT C. RODMAN
P.O. Box 2033 2200 Park Ave.
Park City, Utah 84060
My Commission Expires
November 28, 2001
Name of Notary 2001

My commission expires

Robert C. Rodman
Notary Public.

Residing in Summit Co Utah

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DEC-18-97 THU 03:10 PM COALITION TITLE CO

FAX NO. 801 649 4026

P. 07

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

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Coalition Title Agency, Inc.

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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°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°05'35" EAST, 71.99 FEET; THENCE NORTH 44°52'09" EAST 204.95 FEET; THENCE NORTH 42°01'10" EAST, 114.79 FEET; THENCE NORTH 08°55'13" EAST, 91.95 FEET; THENCE NORTH 32°28'24" EAST 141.12 FEET; THENCE NORTH 52°15'18" WEST, 227.64 FEET; THENCE NORTH 06°36'31" EAST, 221.90 FEET; THENCE SOUTH 80°41'59" WEST, 406.12 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 62, KAMAS EAST SUBDIVISION, PLAT A; THENCE SOUTH 26°24'41" WEST, 223.85 FEET; THENCE SOUTH 19°31'42" WEST, 154.79 FEET; THENCE SOUTH 28°44'43" WEST, 189.10 FEET; THENCE SOUTH 47°56'14" WEST, 278.59 FEET; THENCE SOUTH 00°00'00" WEST 102.14 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 89°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°27'29" WEST 290.93 FEET, NORTH 43°53'23" EAST 244.25 FEET, SOUTH 32°27'29" EAST 454.72 FEET, SOUTH 81°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°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°10'49" WEST 135.00 FEET, NORTH 58°43'19" WEST 253.76 FEET, NORTH 39°46'34" WEST 106.189 FEET, NORTH 74°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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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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