

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)-----DOLLARS,
for the sum of

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.

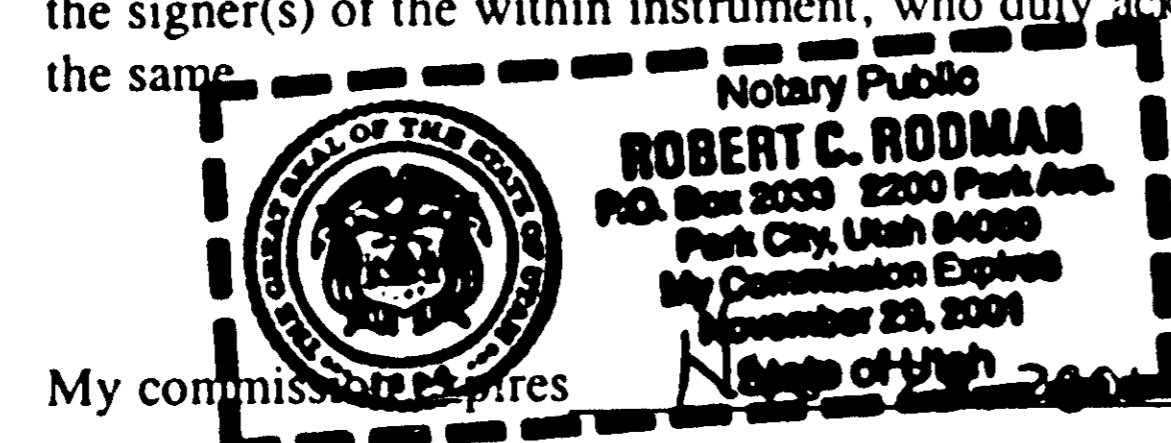
WITNESS, the hand(s) of said grantor(s), this _____ day of _____
18
A.D. 1997

CORY HIGHAM

STATE OF UTAH,)
County of Summit) ss.

On the 18 day of _____, A.D. 1997
personally appeared before me CORY HIGHAM

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



My commission expires _____

Residing in Summit Co Utah

Notary Public.

59
21.00

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

Coalition Title Agency, Inc.

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
Continued on next page

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, KAVAS 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
Continued on next page

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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