

When Recorded, Mail To:

SHADOW POINTE, L.C.  
2046 E. MURRAY HOLLADAY RD. #200  
SALT LAKE CITY, UT 84117

The space above provided for recorder's use.

Order No. 98089390

**WARRANTY DEED**  
[CORPORATE FORM]

DRAPER BANK AND TRUST

a corporation organized and existing under the laws of the State of Utah, with its principal office at 903 EAST  
12300 SOUTH,  
County of SALT LAKE, State of Utah, grantor, hereby CONVEY(S) AND WARRANT(S) to  
SHADOW POINTE, L.C. AND WILLIS BOYD AND NEWELL WHITNEY

of SALT LAKE CITY, County of SALT LAKE, State of Utah, for the sum of Ten and No/100 Dollars,  
and for other good and valuable consideration, the following described tract of land in SUMMIT County,  
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF.

Entry No.	524166
REQUEST OF	BACK-MAN STEWART TITLE
FEE	ALAN OFFICES, SUMMIT CO. RECORDER
\$ 14.00	By C. Willoughby
RECORDED	12/2/98 at 14.30 P.M.

IN WITNESS WHEREOF, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27TH day of November, 1998.

DRAPER BANK AND TRUST

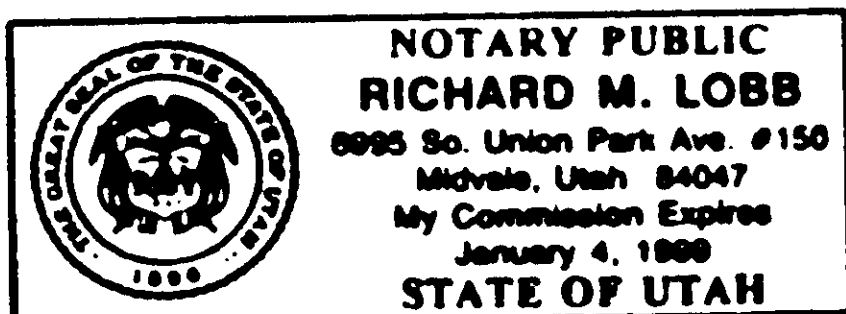
By Richard P. Coleman its  
Chief Lending Officer

STATE OF UTAH }  
COUNTY OF SALT LAKE } ss.

800-1207-105-6

On the 27TH day of November, A.D. 1998,  
personally appeared before me RICHARD P. COLEMAN  
who being by me duly sworn did say that he is the CHIEF LENDING OFFICER  
of DRAPER BANK AND TRUST

a corporation, and that he executed the within instrument on behalf of said corporation by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.



Richard M. Lobb  
Notary Public

My commission expires: 1-4-99

Residing at: SALT LAKE

### EXHIBIT A

Order Number: 98089390

PARCEL 1:

Beginning at the intersection of an irrigation ditch and the East right-of-way fence of State Highway U-248, in Synderville, Summit County, at a point which is South 2111.95 feet and East 1476.54 feet from the Northwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 1 deg. 6'30" West along said right-of-way fence 136.39 feet; thence North 89 deg. 30' East 416.60 feet; thence South 270.66 feet; thence South 86 deg. 38'32" West 414.03 feet to said East right-of-way fence; thence along said right-of-way fence North 0 deg. 14' West 154.91 feet to the point of beginning.

PARCEL 2:

Beginning on the East right-of-way fence of State Highway U-248, in Snyderville, Summit County, at a point which is South 2266.86 feet and East 1477.17 feet from the Northwest corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 86 deg. 38'32" East 414.03 feet; thence South 60.10 feet to the new boundary line as described in that certain Boundary Line Agreement recorded November 27, 1990, in Book 588, at Page 93; thence South 86 deg. 36'26" West 413.78 feet to the East right-of-way fence of said State Highway; thence North 0 deg. 14' West along said right-of-way fence 60.09 feet to the point of beginning.

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, and Reservations now of Record