

WHEN RECORDED, MAIL TO:

EEJ Real Estate  
4764 Sagebrush Rd.  
Park City, UT 84098

00595880 Bk01388 Pg01194-01195  
ALAN SPRIGGS, SUMMIT CO RECORDER  
2001 AUG 16 14:54 PM FEE \$16.00 BY DMG  
REQUEST: FOUNDERS TITLE CO

**WARRANTY DEED**

FOR THE SUM OF TEN DOLLARS (\$10.00), and other good and valuable consideration, ROCKY POINT RANCH, a Wyoming general partnership, whose address is 13098 Highway 150 South, Evanston, Wyoming 82930, GRANTOR, hereby CONVEYS AND WARRANTS to EEJ REAL ESTATE, LLC, a Utah limited liability company, whose address is 4764 Sagebrush Road, Park City, Utah 84098, GRANTEE, that certain real property located in Summit County, State of Utah, and more particularly described as follows:

Township 3 North, Range 10 East, Salt Lake Base and Meridian:

Section 35: All                   SS-2161  
Section 36: W1/2W1/2       SS-2162-A

Township 2 North, Range 10 East, Salt Lake Base and Meridian:

Section 2: All                   SS-2039

EXCEPTING therefrom part of the W1/2 of said Section 2 described as follows: Commencing at the South Quarter Section Corner of said section and running thence West 40 chains; thence North 80 chains, more or less, to the Northwest corner of Section 2; thence Southeasterly to the point of beginning.

Section 11:                   SS-2050-A

Beginning at the North Quarter Section Corner of Section 11; thence East 40 chains; thence South 40 chains; thence West 20 chains; thence North 20 chains; thence West 10 chains; thence Northwesterly 22 chains, more or less, to the point of beginning.

TOGETHER with a perpetual easement and right of way over and across Section 6, Township 2 North, Range 11 East, Salt Lake Base and Meridian and Section 1, Township 2 North, Range 10 East, Salt Lake Base and Meridian.

Parcel Identification Numbers: SS-2161, SS-2161-A, SS-2039, and SS-2050-A

TOGETHER with all water rights which are either appurtenant to or used in connection with the above described property (including water rights evidenced by shares of stock in a water company), including, but not limited to, the following water rights, as described in the records of the Office of the Utah State

