

Return after recording to:
Cottonwood Newport One, L.C.
Bruce T. Jones, Esq.
2855 East Cottonwood Parkway, #560
Salt Lake City, UT 84121

File No: 21917

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, **Newpark Corporation**, a Utah corporation, whose address is P.O. Box 982258, Park City, Utah 84098 ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor, to **Cottonwood Newport One, L.C.**, a Utah limited liability company, whose address is 2855 East Cottonwood Parkway, #560, Salt Lake City, Utah 84121, the following described real property located in Summit County, Utah:

See EXHIBIT "A"

The use of the property is subject to any restrictions contained in the "Third Amended and Restated Declaration of Covenants Conditions and Restrictions of Newport Owners Association" recorded in the records of the Recorder of Summit County, Utah on December 17, 2004, as Entry No. 720283 in Book 1667 at pages 667-695, as such Declaration may be amended, modified or terminated from time to time as provided therein.

DATED this 24th day of December, 2004.

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ALAN SPRIGGS, SUMMIT CO RECORDER
2004 DEC 27 15:04 PM FEE \$15.00 BY GGB
REQUEST: HIGH COUNTRY TITLE

Newpark Corporation, a Utah
corporation

Marc Wangsgard
By: *Marc Wangsgard*
Its: *Co-President*

BK1669 PG0264

Exhibit "A"

Parcel 1:

All of Lot T-1, Amended Plat Newpark Parcel T Subdivision, according to the official plat thereof, recorded December 23, 2004, as Entry Number 720980 of the official records in the office of the Summit County Recorder.

Part of Summit County Tax Serial Number NPRK-T.

Parcel 2:

All of Newpark Parcel Q, Amended Plat Newpark Parcel Q Subdivision, according to the official plat thereof, recorded December 23, 2004, as Entry Number 720979 of the official records in the office of the Summit County Recorder.

Summit County Tax Serial Number NPRK-Q.

BK1669 P00266