

After Recording Return To:
Matthew D. Johnson
9844 South Mumford Street
Sandy, Utah 84094
Escrow No. 34880-CP

7572112
02/09/2000 02:59 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJK, DEPUTY - WI 2 P.

SPECIAL WARRANTY DEED

DAE/WESTBROOK, L.L.C., a Delaware limited liability company ("Grantor"), whose address is c/o Terrabrook, 304 Inverness Way South, Suite 165, Englewood, Colorado 80112, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to MATTHEW D. JOHNSON and STEPHNIE I. JOHNSON, AS JOINT TENANTS, ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, that certain real property situated in Salt Lake County, State of Utah, described as follows:

Lot 7, Oak Vista 1 at SunCrest as shown on the Official Plat recorded September 20, 1999 as Entry No. 7469858 in Book 99-9P and Page 267 of the Official Records of Salt Lake County (the "Property").

BUT EXCEPTING AND RESERVING to Grantor all water, water rights, and rights to water, whether or not adjudicated and whether or not appropriated, including tributary, non-tributary, surface, underground, spring and seep waters on, arising on, underlying or used in connection with the Property, and all ditches and ditch rights, reservoir and reservoir rights, pipelines, wells, well permits, pumps, storage tanks, rights-of-way, easements and associated rights or privileges appurtenant to or used in connection with the Property.

The Property is subject to the Declaration of Covenants, Conditions, Easements and Restrictions for SunCrest dated December 21, 1999 and recorded December 28, 1999, Volume 7543075, Book 8332, Page 4708 of the Official Records of Real Property of Salt Lake County, Utah.

This conveyance is made and accepted subject to all matters of record affecting the Property and duly recorded in the Official Records of Real Property of Salt Lake County, Utah.

WITNESS, the hands of said Grantor as of 4th day of February, 2000.

DAE/WESTBROOK, L.L.C.
a Delaware limited liability company

By: 

Name: Patrick S. Vaughn

Title: Assistant Vice President

7572112

