

Ent 364633 Bk 1025 Pg 1408-1420
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2010 NOV 19 2:51pm Fee 86.00 JP
FOR FIRST AMERICAN NCS - SOUTH TEMPLE
ELECTRONICALLY RECORDED

WARRANTY DEED
(Victory Ranch, L.C.)

00911379 B: 2057 P: 1588

When Recorded, Return to:

Page 1 of 14

Keven M. Rowe
Jones, Waldo, Holbrook & McDonough, P.C.
170 South Main Street, Suite 1500
Salt Lake City, Utah 84101

Alan Spriggs, Summit County Utah Recorder

11/19/2010 04:01:49 PM Fee \$81.00

By FIRST AMERICAN NCS - SOUTH TEMPLE
Electronically Recorded by Simplifile

WARRANTY DEED

FOR VALUE RECEIVED, VICTORY RANCH, L.C., a Utah limited liability company ("Grantor"), does hereby grant and convey unto ATC REALTY SIXTEEN, INC., a California corporation ("Grantee"), whose current address is 333 Market Street, 17th Floor, MAC A0119-170, San Francisco, California 94105, that certain real property situated in Summit County and Wasatch County, Utah and more particularly described on Exhibit A attached hereto, together with all improvements, structures and fixtures situated thereon and all appurtenances thereto (the "Property").

TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the same unto Grantee and its successors and assigns.

Grantor and Grantee acknowledge and agree that the beneficial interest of Grantee in the Property under any deed of trust encumbering the Property shall not merge with the fee interest in the Property conveyed to Grantee herein. It is the express intent of the parties hereto that such beneficial and fee interests shall not merge, but shall be and remain at all times separate and distinct, notwithstanding any vesting of such interests in Grantee, and that the lien of any such deed of trust shall be and remain a valid and continuous lien on the Property.

[Signature Page to Follow]

WARRANTY DEED
(Victory Ranch, L.C.)

When Recorded, Return to:

Keven M. Rowe
Jones, Waldo, Holbrook & McDonough, P.C.
170 South Main Street, Suite 1500
Salt Lake City, Utah 84101

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TO HAVE AND TO HOLD the Property, with its appurtenances, unto Grantee and its assigns forever. Grantor does hereby covenant to and with Grantee that it is the owner in fee simple of the Property and that it will warrant and defend the same unto Grantee and its successors and assigns.

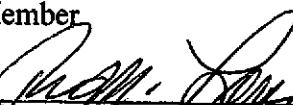
Grantor and Grantee acknowledge and agree that the beneficial interest of Grantee in the Property under any deed of trust encumbering the Property shall not merge with the fee interest in the Property conveyed to Grantee herein. It is the express intent of the parties hereto that such beneficial and fee interests shall not merge, but shall be and remain at all times separate and distinct, notwithstanding any vesting of such interests in Grantee, and that the lien of any such deed of trust shall be and remain a valid and continuous lien on the Property.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed as of November 10, 2010.

VICTORY RANCH, L.C.,
a Utah limited liability company

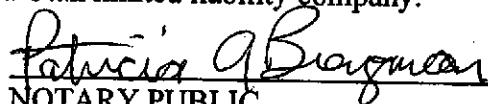
By: Larsen Real Estate LLC,
a Delaware limited liability company
Its Member

By: 
Robert M. Larsen, Manager

STATE OF ~~UTAH~~ Minnesota)
: ss.
COUNTY OF ~~SALT LAKE~~)
Hennepin)

The foregoing instrument was acknowledged before me this 12th day of November, 2010
by Robert M. Larsen, Manager of Larsen Real Estate, LLC, a Delaware limited liability
company, a member of Victory Ranch, L.C., a Utah limited liability company.




NOTARY PUBLIC
Residing at: Minneapolis, MN

My Commission Expires:

January 31, 2011

Exhibit "A"

(Legal Description)

PARCEL 1:

LOTS 13 AND 19; PARCEL A, RESTRICTED OPEN SPACE (CONSERVATION EASEMENT); PARCEL B, RESTRICTED OPEN SPACE (CONSERVATION EASEMENT); AND PARCEL C, (RIVER LODGE), VICTORY RANCH PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OR RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 2:

LOTS 30, 31, 32, 33, 34, 35, 36, 42, 43, 53, 61, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 78, 80, 81, 82, 84, 87, 88, 89, 90, 91, 92, 93, 94; AND PARCEL A (RESTRICTED OPEN SPACE CONSERVATION EASEMENT), VICTORY RANCH PLAT "B" AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 3:

LOTS 116, 117, 118, 119, 120, AND 121, VICTORY RANCH PLAT "F" AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCELS 4 AND 5:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 5; LOT 1 OF SECTIONS; LOT 4 AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE FOLLOWING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, ALL LOCATED IN TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; AND RUNNING THENCE EAST 80 RODS; THENCE SOUTH 28 RODS; THENCE NORTHWEST TO THE POINT OF BEGINNING.

PARCEL 6:

ALL OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH:

EXCEPTING THEREFROM THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND FOR WILDLIFE MITIGATION IN THE WEST HALF OF THE WEST HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH AND SUMMIT COUNTIES, UTAH, MORE PARTICULARLY DESCRIBED IN THE CERTAIN DECLARATION OF TAKING IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED IN BOOK 216 AT PAGE 655 OF WASATCH

COUNTY RECORDS, AND BOOK 558 AT PAGE 219 AS ENTRY NUMBER 321995 OF THE SUMMIT COUNTY RECORDS.

ALSO LESS AND EXCEPTING ANY PORTION LYING IN SUMMIT COUNTY.

PARCEL 7:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 29, AND RUNNING THENCE NORTH 17 RODS; THENCE SOUTHEASTERLY ALONG THE COUNTY ROAD 37 RODS TO A POINT 6-1/2 RODS NORTH OF THE SECTION LINE; THENCE NORTHEASTERLY FOLLOWING THE COUNTY ROAD 45 RODS TO A POINT ON THE QUARTER SECTION LINE 21 RODS NORTH OF THE SECTION LINE, THENCE SOUTH 21 RODS; THENCE WEST 80 RODS TO THE POINT OF BEGINNING.

PARCEL 8:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER; THE NORTH HALF OF THE SOUTHWEST QUARTER; THE WEST HALF OF THE NORTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LYING WEST OF THE WEBER-PROVO RIVER DIVERSION CANAL; ALL IN SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

LESS AND EXCEPTING ANY PORTION LYING IN SUMMIT COUNTY.

PARCEL 9:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE FOLLOWING THE SOUTH BOUNDARY LINE OF THE COUNTY ROAD IN A NORTHEASTERLY DIRECTION TO A POINT WHERE THE ROAD INTERSECTS THE EAST BOUNDARY LINE OF SAID SECTION 30; THENCE RUNNING SOUTHERLY ALONG THE EAST SECTION 30, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION RECORDED IN BOOK U AT PAGE 17 AS ENTRY NUMBER 80323 OF THE SUMMIT COUNTY RECORDS.

PARCELS 10-A AND 10-B:

ALL OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THE FOLLOWING:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31 (160 RODS EAST OF THE SOUTHWEST CORNER OF SAID SECTION), THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION, 40 RODS; THENCE NORTH 16 RODS; THENCE EAST 40 RODS; THENCE SOUTH 16 RODS TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT CERTAIN STRIP OF LAND 110 FEET IN WIDTH CONVEYED BY NEILS WM. LARSEN, ET.AL, TO WEBER RIVER WATER USERS ASSN., A CORPORATION OF UTAH, BY WARRANTY DEED DATED OCTOBER 18, 1929, RECORDED OCTOBER 26, 1929 IN BOOK 17 OF DEEDS AT PAGE 544 AS ENTRY NUMBER 46308 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE WARRANTY DEED FROM FRANK H. SORENSEN AND RHODA NEDER SORENSEN TO PROVO RIVER WATER USERS ASSN., A CORPORATION OF PROVO, UTAH, DATED MARCH 28, 1942, RECORDED DECEMBER 18, 1944 IN THE OFFICE OF THE COUNTY RECORDER OF WASATCH COUNTY, UTAH IN BOOK 22 OF DEEDS AT PAGES 105-106, AS ENTRY NUMBER 62829.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH RECORDED IN BOOK U AT PAGE 18 AS ENTRY NUMBER 80324 OF THE SUMMIT COUNTY RECORDS AND BOOK 23 AT PAGE 498 AS ENTRY NUMBER 69735 OF THE WASATCH COUNTY RECORDS.

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO QUESTAR GAS COMPANY, A UTAH CORPORATION RECORDED APRIL 3, 2008 AS ENTRY NO.334050 IN BOOK 963 AT PAGE 1996 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITH PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "A", RECORDED JUNE 26, 2006 AS ENTRY NO. 303717 IN BOOK 868 AT PAGE 383 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED 6-26-2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "B" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "F" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 336431 IN BOOK 967 AT PAGE 2061 OF OFFICIAL RECORDS IN WASATCH COUNTY.

PARCEL 11:

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT AND WASATCH COUNTIES, STATE OF UTAH.

EXCEPTING THEREFROM ANY PORTION LYING WITH PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "A", RECORDED JUNE 26, 2006 AS ENTRY NO. 303717 IN BOOK 868 AT PAGE 383 OF OFFICIAL RECORDS IN WASATCH COUNTY.

FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "2", AS SHOWN ON THE PLAT RECORDED 6-26-2006 AS ENTRY NO. 303716 IN BOOK 868 OF PLATS, PAGE 363 OF OFFICIAL RECORDS.

PARCEL 12:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 80 RODS EAST AND 23 RODS SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 32; THENCE EAST 13 RODS; THENCE SOUTH 57 RODS; THENCE WEST 13 RODS; THENCE NORTH 57 RODS TO THE POINT OF BEGINNING.

PARCEL 13:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 100 RODS, MORE OR LESS, ALONG THE QUARTER SECTION LINE BETWEEN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER IF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, TO COUNTY ROAD; THENCE EAST 2 RODS; THENCE SOUTH 100 RODS, MORE OR LESS, TO A POINT 2 RODS EAST OF THE PLACE OF BEGINNING; THENCE WEST 2 RODS TO THE POINT OF BEGINNING.

PARCELS 14-A, 14-B AND 14-C:

ALL OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, STATE OF UTAH:

EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN QUIT CLAIM DEED IN FAVOR OF ARTHUR BATES RECORDED IN BOOK 31 AT PAGE 250 AS ENTRY NUMBER 77385 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN WARRANTY DEED IN FAVOR OF THE STATE ROAD COMMISSION OF UTAH RECORDED IN

BOOK 23 AT PAGE 484-485 AS ENTRY NUMBER 69664 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION DESCRIBED WITHIN THAT CERTAIN QUIT CLAIM DEED IN FAVOR OF WASATCH COUNTY RECORDED IN BOOK 215 AT PAGE 574-592 AS ENTRY NUMBER 151213 OF THE WASATCH COUNTY RECORDS.

ALSO EXCEPTING THEREFROM PARCEL NO. JDR-150X, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION THIRTYSIX (36), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST, SALT LAKE MERIDIAN, WASATCH COUNTY, UTAH, SHOWN ON DRAWING NO. 66-418-8293 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE ALONG AN EXISTING FENCE SOUTH $00^{\circ}41'45''$ EAST 1,337.3 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4) OF SECTION 36; THENCE ALONG SAID SOUTH LINE SOUTH $89^{\circ}38'45''$ WEST 13.6 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH $00^{\circ}06'54''$ WEST 1,337.3 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM PARCEL JDR-150Y, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4) OF SECTION THIRTYSIX (36), TOWNSHIP TWO (2) SOUTH, RANGE FIVE (5) EAST, SALT LAKE MERIDIAN, WASATCH COUNTY, UTAH, SHOWN ON DRAWING NO. 66-418-8294 ATTACHED HERETO AND MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH $00^{\circ}06'54''$ WEST ALONG THE SECTION LINE 2160.4 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE ALONG SAID SECTION LINE NORTH $00^{\circ}06'54''$ WEST 75.0 FEET; THENCE SOUTH $89^{\circ}53'06''$ EAST 15.0 FEET; THENCE SOUTH $00^{\circ}06'54''$ EAST 75.0 FEET; THENCE NORTH $89^{\circ}53'06''$ WEST FIFTEEN 15.0 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THAT PORTION CONVEYED TO JORDANELLE SPECIAL SERVICE DISTRICT RECORDED APRIL 25, 2007 AS ENTRY NO. 319279 IN BOOK 938 AT PAGE 1405 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH PLAT "B" AMENDED, RECORDED MAY 30, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.

PARCEL 14-D:

A RIGHT OF WAY IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36 DESCRIBED AS FOLLOWS:

BEGINNING 31-1/2 RODS WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36 AND RUNNING THENCE WEST 1 ROD; THENCE NORTH 80 RODS; THENCE EAST 1 ROD; THENCE SOUTH 80 RODS IT THE POINT OF BEGINNING.

PARCEL 14-E:

A RIGHT OF ACCESS TO THE NEAREST ROADWAY OF WASATCH COUNTY ROUTE A OVER AND ACROSS THE NORTHERN RIGHT-OF-WAY LINE FOR ONE 16 FOOT SECTION, WHICH SAID SECTION CENTERS AT A POINT DIRECTLY OPPOSITE HIGHWAY ENGINEER STATION 382+80 AND ACROSS THE SOUTHERN RIGHT-OF-WAY LINE FOR ONE 16 FOOT SECTION, WHICH SECTION CENTERS AT A POINT DIRECTLY OPPOSITE HIGHWAY ENGINEER STATION 395+00 AS RESERVED FROM CONVEYANCE BY QUIT CLAIM DEED RECORDED FEBRUARY 6, 1990 AS ENTRY NUMBER 151213 IN BOOK 215 AT PAGES 574-592 OF THE WASATCH COUNTY RECORDS.

PARCEL 14-F:

AN EASEMENT OVER AN EXISTING DIRT ROADWAY BEGINNING AT APPROXIMATELY ENGINEER'S STATION 382+80 OF WASATCH COUNTY ROUTE A LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS RESERVED FROM CONVEYANCE BY QUIT CLAIM DEED RECORDED FEBRUARY 6, 1990 AS ENTRY NUMBER 151213 IN BOOK 215 AT PAGES 574-592 OF THE WASATCH COUNTY RECORDS.

PARCEL 14-G:

AN NON-EXCLUSIVE ACCESS EASEMENT RECORDED JULY 30, 2007 AS ENTRY NO. 323907 IN BOOK 946 AT PAGE 899 OF OFFICIAL RECORDS IN WASATCH COUNTY, DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY.

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 189 (STATE HIGHWAY 32). PROJECT NO. S-240, SAID POINT BEING 75 FEET LEFT OF ENGINEER'S STATION 244+41.95 OF SAID PROJECT, SAID POINT ALSO BEING 50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY OF "F" LINE, WASATCH COUNTY ROUTE A, UDOT PROJECT NO. SP1776, SAID POINT ALSO BEING NORTH 00°00'59" WEST 2378.29 FEET ALONG THE SECTION LINE AND WEST 2750.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE EASTERLY 55.77 FEET ALONG AN 1834.86 FEET RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°44'29", SAID ARC HAVING A CHORD BEARING SOUTH 89°55'52" EAST 55.76 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 84°38'26" EAST 5.33 FEET TO THE EASTERLY RIGHT OF WAY OF A PROPOSED TRAIL; THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 33°56'06" WEST 34.05 FEET TO A POINT 50 FEET PERPENDICULARLY DISTANT NORTHEASTERLY FROM SAID "F" LINE, SAID POINT ALSO BEING ON A NON-TANGENT 175.00 FEET RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 50.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°34'11", SAID ARC HAVING A CHORD BEARING NORTH 56°31'17" WEST 50.43 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL A:

PARCELS 1 THROUGH 14-G ARE TOGETHER WITH THOSE CERTAIN RIGHTS AND BENEFITS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY, RECORDED AS ENTRY NO. 302853 IN BOOK 863, PAGE 474 WASATCH COUNTY RECORDER'S OFFICE.

PARCELS 1 THROUGH 14-G ARE ALSO TOGETHER WITH A RIGHT OF WAY OVER ACCESS EASEMENTS AS DEDICATED BY PLATS A THROUGH F AND ROAD DEDICATION PLATS 1, 2, AND 3.

PARCELS 1 THROUGH 14-G ARE ALSO TOGETHER WITH THOSE CERTAIN RIGHTS AND BENEFITS GRANTED BY GRANT OF EASEMENT FOR CONSTRUCTION AND MAINTENANCE FOR GATE AND GATE HOUSE, VEHICULAR INGRESS AND EGRESS AND SANITARY SEWER, STORM SEWER, CULINARY WATER PIPELINES AND COMMUNICATIONS, ELECTRICAL POWER AND NATURAL GAS SERVICES, RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 364606 IN BOOK 1025 AT PAGE 1267 OF OFFICIAL RECORDS OF WASATCH COUNTY, UTAH, AND AS ENTRY NO. 00911276 IN BOOK 2057 AT PAGE 1147 OF OFFICIAL RECORDS OF SUMMIT COUNTY, UTAH

TOGETHER WITH ANY AND ALL WATER RIGHTS AND WATER SHARES USED UPON OR APPURTELLANT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, WATER RIGHT NOS. 55-11166, 55-11167, 55-11181, 55-11225, 55-11267, 55-11278, 55-11347, 55-11361, 55-11842, 55-11863, 55-11864, 55-11865, 55-11866, 55-11867, 55-11868, 55-11869, AND 55-11915, AS DESCRIBED IN THE RECORDS OF THE UTAH DIVISION OF WATER RIGHTS, AND ALL EXCHANGE APPLICATIONS AND APPLICATIONS TO CHANGE THE PLACE OF DIVERSION OR USE OR NATURE USE; TOGETHER WITH ALL DIVERSION WORKS, PIPELINES, DITCHES, PUMPS, TREATMENT FACILITIES, GAUGES, WEIRS AND SLUICES, WELLS, WELLHEADS, AND WELL HOUSES, AND EASEMENTS AND RIGHTS OF WAY USED IN CONNECTION WITH OR ASSOCIATED WITH THE SAME.

The following affects Lot 13 of Parcel 28: Tax Parcel No. 00-0020-4903, Serial No. 0VR-1013-0-031-026.

The following affects Lot 19 of Parcel 28: Tax Parcel No. 00-0020-4909, Serial No. 0VR-1019-0-031-026.

The following affects Parcel A of Parcel 28:

Tax Parcel No. 00-0020-4913, Serial No. 0VR-100A-0-031-026.

The following affects Parcel B of Parcel 28:

Tax Parcel No. 00-0020-4914, Serial No. 0VR-100B-0-031-026.

The following affects Parcel C of Parcel 28:

Tax Parcel No. 00-0020-4915, Serial No. 0VR-100C-0-031-026.

The following affects Lot 30 of Parcel 29: Tax Parcel No. 00-0020-5428, Serial No. 0VR-2030-0-036-025.

The following affects Lot 31 of Parcel 29: Tax Parcel No. 00-0020-5429, Serial No. 0VR-2031-0-036-025.

The following affects Lot 32 of Parcel 29: Tax Parcel No. 00-0020-5430, Serial No. 0VR-2032-0-036-025.

The following affects Lot 33 of Parcel 29: Tax Parcel No. 00-0020-5431, Serial No. 0VR-2033-0-036-025.

The following affects Lot 34 of Parcel 29: Tax Parcel No. 00-0020-5432, Serial No. 0VR-2034-0-036-025.

The following affects Lot 35 of Parcel 29: Tax Parcel No. 00-0020-5433, Serial No. 0VR-2035-0-036-025.

The following affects Lot 36 of Parcel 29: Tax Parcel No. 00-0020-5434, Serial No. 0VR-2036-0-036-025.

The following affects Lot 42 of Parcel 29: Tax Parcel No. 00-0020-5440, Serial No. 0VR-2042-0-036-025.

The following affects Lot 43 of Parcel 29: Tax Parcel No. 00-0020-5441, Serial No. 0VR-2043-0-036-025.

The following affects Lot 53 of Parcel 29: Tax Parcel No. 00-0020-5451, Serial No. 0VR-2053-0-031-026.

The following affects Lot 61 of Parcel 29: Tax Parcel No. 00-0020-5459, Serial No. 0VR-2061-0-031-026.

The following affects Lot 63 of Parcel 29: Tax Parcel No. 00-0020-5461, Serial No. 0VR-2063-0-031-026.

The following affects Lot 65 of Parcel 29: Tax Parcel No. 00-0020-5463, Serial No. 0VR-2065-0-031-026.

The following affects Lot 66 of Parcel 29: Tax Parcel No. 00-0020-5464, Serial No. 0VR-2066-0-031-026.

The following affects Lot 67 of Parcel 29: Tax Parcel No. 00-0020-5465, Serial No. 0VR-2067-0-031-026.

The following affects Lot 68 of Parcel 29: Tax Parcel No. 00-0020-5466, Serial No. 0VR-2068-0-031-026.

The following affects Lot 69 of Parcel 29: Tax Parcel No. 00-0020-5467, Serial No. 0VR-2069-0-006-036.

The following affects Lot 70 of Parcel 29: Tax Parcel No. 00-0020-5468, Serial No. 0VR-2070-0-006-036.

The following affects Lot 71 of Parcel 29: Tax Parcel No. 00-0020-5469, Serial No. 0VR-2071-0-006-036.

The following affects Lot 72 of Parcel 29: Tax Parcel No. 00-0020-5470, Serial No. 0VR-2072-0-006-036.

The following affects Lot 73 of Parcel 29: Tax Parcel No. 00-0020-5471, Serial No. 0VR-2073-0-006-036.

The following affects Lot 74 of Parcel 29: Tax Parcel No. 00-0020-5472, Serial No. 0VR-2074-0-006-0036.

The following affects Lot 78 of Parcel 29: Tax Parcel No. 00-0020-5476, Serial No. 0VR-2078-0-006-036

The following affects Lot 80 of Parcel 29: Tax Parcel No. 00-0020-5478, Serial No. 0VR-2080-0-006-036.

The following affects Lot 81 of Parcel 29: Tax Parcel No. 00-0020-5479, Serial No. 0VR-2081-0-006-036.

The following affects Lot 82 of Parcel 29: Tax Parcel No. 00-0020-5480, Serial No. 0VR-2082-0-006-036.

The following affects Lot 84 of Parcel 29: Tax Parcel No. 00-0020-5482, Serial No. 0VR-2084-0-006-036

The following affects Lot 87 of Parcel 29: Tax Parcel No. 00-0020-5485, Serial No. 0VR-2087-0-006-036.

The following affects Lot 88 of Parcel 29: Tax Parcel No. 00-0020-5486, Serial No. 0VR-2088-0-006-036

The following affects Lot 89 of Parcel 29: Tax Parcel No. 00-0020-5487, Serial No. 0VR-2089-0-006-036.

The following affects Lot 90 of Parcel 29: Tax Parcel No. 00-0020-5488, Serial No. 0VR-2090-0-006-036.

The following affects Lot 91 of Parcel 29: Tax Parcel No. 00-0020-5489, Serial No. 0VR-2091-0-006-036

The following affects Lot 92 of Parcel 29: Tax Parcel No. 00-0020-5490, Serial No. 0VR-2092-0-006-036.

The following affects Lot 93 of Parcel 29: Tax Parcel No. 00-0020-5491, Serial No. 0VR-2093-0-006-036.

The following affects Lot 94 of Parcel 29: Tax Parcel No. 00-0020-5492, Serial No. 0VR-2094-0-006-036.

The following affects Parcel A of Parcel 29:

Tax Parcel No. 00-0020-5493, Serial No. 0VR-200A-0-036-025.

The following affects Parcel 32-A in Wasatch County:

Tax Parcel No. 00-0008-1237, Serial No. OWC-0810-0-004-036.

The following affects Parcel 33-A in Wasatch County:

Tax Parcel No. 00-0008-1245, Serial No. OWC-0811-0-005-036.

The following affects an interest in Parcel 32-A in Summit County:

Tax Parcel No. CD-2199, Acct No. 247464.

The following affects an interest in Parcel 32-A in Summit County:

Tax Parcel No. CD-2199-A, Acct No. 247472.

The following affects Parcel 34-A: Tax Parcel No. 00-0007-2814, Serial No. OWC-0143-0-025-025.

The following affects Parcel 35-A: Tax Parcel No. CD-2056-6, Acct No. 335657.

The following affects Parcel 36: Tax Parcel No. 00-0007-3390, Serial No. OWC-0188-0-030-026.

The following affects Parcel 37: Tax Parcel No. CD-2066-C, Acct No. 335707.

The following affects Parcels 38-A and 38-B in Summit County:

Tax Parcel No. CD-2069-F, Acct No. 335665.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0007-3408, Serial No. OWC-0189-0-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:

Tax Parcel No. 00-0020-4877, Serial No. OWC-0189-2-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:
Tax Parcel No. 00-0020-5418, Serial No. OWC-0189-3-031-026.

The following affects Parcels 38-A and 38-B in Wasatch County:
Tax Parcel No. 00-0020-5419, Serial No. OWC-0189-4-031-026.

The following affects Parcel 39 in Wasatch County:
Tax Parcel No. 00-0007-3424, Serial No. OWC-0191-0-032-026.

The following affects Parcel 39 in Wasatch County:
Tax Parcel No. 00-0020-4881, Serial No. OWC-0191-1-032-026.

The following affects Parcel 39 in Summit County: Tax Parcel No. CD-2074-A-3, Acct No. 335699.

The following affects Parcel 40: Tax Parcel No. CD-2075-80-F, Acct No. 335681.

The following affects an interest in Parcel 41: Tax Parcel No. CD-2071, Acct No. 149066.

The following affects an interest in Parcel 41: Tax Parcel No. CD-2071-1, Acct No. 206114.

The following affects Parcels 42A, 42B and 42C:
Tax Parcel No. 00-0007-3374, Serial No. OWC-0186-0-036-025.