

Ent 378510 Bk 1054 Pg 1571 - 1589
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2012 May 03 01:25PM Fee: \$220.00 JP
For: First American NCS - Utah
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:

Dean Marks
Sterling Bay Companies
1040 West Randolph Street
Chicago, Illinois 60607

00944739 B: 2126 P: 1797

Page 1 of 20

Alan Spriggs, Summit County Utah Recorder
05/03/2012 03:02:20 PM Fee \$103.00

MAIL TAX NOTICE TO:

By FIRST AMERICAN NCS - UTAH
Electronically Recorded

Dean Marks
Sterling Bay Companies
1040 West Randolph Street
Chicago, Illinois 60607

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

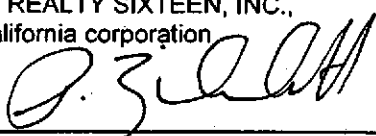
Escrow No: NCS-501717-CHI2

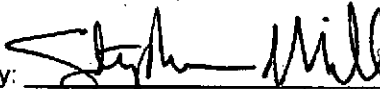
ATC REALTY SIXTEEN, INC., a California corporation, Grantor, of San Francisco County, State of California, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to VR ACQUISITIONS, LLC, a Delaware limited liability company, Grantee, of Cook County, State of Illinois, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Wasatch and Summit Counties, State of Utah and more particularly described on Exhibit A attached hereto and made a part hereof.

Subject only to the Permitted Exceptions listed on Exhibit B attached hereto and made a part hereof.

Witness, the hand(s) of said Grantor(s), this 2nd day of May, 2012.

ATC REALTY SIXTEEN, INC.,
a California corporation

By: 
Peter Ziblatt, Vice President

By: 
Stephen Miller, Vice President

Recorded Electronically	
ID	378510
County	Wasatch
Date	May 3, 2012 Time 01:25
Simplifile.com 800.460.5657	

AFTER RECORDING RETURN TO:

Dean Marks
Sterling Bay Companies
1040 West Randolph Street
Chicago, Illinois 60607

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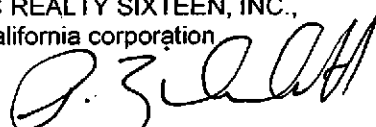
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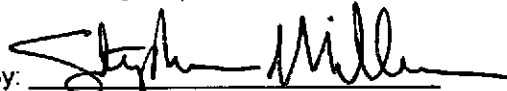
ATC REALTY SIXTEEN, INC., a California corporation, Grantor, of San Francisco County, State of California, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to VR ACQUISITIONS, LLC, a Delaware limited liability company, Grantee, of Cook County, State of Illinois, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Wasatch and Summit Counties, State of Utah and more particularly described on Exhibit A attached hereto and made a part hereof.

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FATIC 501717

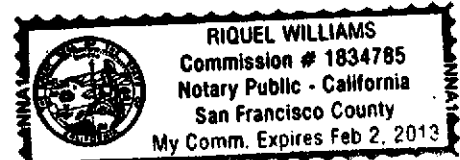
STATE OF California)
COUNTY OF SAN FRANCISCO) SS

On April 30, 2012, before me, Riquel Williams, Notary Public, personally appeared Peter Ziblat, the Vice President of ATC Realty Sixteen, Inc., a California corporation, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Riquel Williams

My Commission Expires: February 2, 2013



This area for official
notarial seal

STATE OF California)
COUNTY OF SAN FRANCISCO)

On April 30, 2012, before me, Riquel Williams, Notary Public, personally appeared Stephen Miller, the Vice President of ATC Realty Sixteen, Inc., a California corporation, known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Riquel Williams

My Commission Expires: February 2, 2013



This area for official
notarial seal

Exhibit A to Special Warranty Deed

Legal Description of Property

That certain real property in the Counties of Wasatch and Summit, State of Utah, being more particularly described as follows:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, STATE OF UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 331.13 FEET TO A POINT ON THE SOUTH BOUNDARY OF A COUNTY ROAD; THENCE ALONG THE SOUTH BOUNDARY OF SAID COUNTY ROAD NORTH 43°46'42" WEST 21.60 FEET TO A POINT OF CURVATURE OF A 367.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 134.36 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'35"; THENCE NORTH 64°45'17" WEST 216.66 FEET TO A POINT OF CURVATURE OF A 767.00 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 116.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°42'21"; THENCE LEAVING THE SOUTH LINE OF SAID ROAD 11°15'12" WEST 89.67 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 62°13'50" WEST 1001.55 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'25" EAST 1331.85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, 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 SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 329.4 FEET; THENCE NORTH 43°47' WEST 548 FEET, MORE OR LESS, ALONG COUNTY ROAD; THENCE SOUTH 360 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

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 THAT 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 SUMMIT COUNTY RECORDS.
ALSO LESS AND EXCEPTING ANY PORTION LYING IN WASATCH COUNTY.

PARCEL 4:

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 NORTHWEST QUARTER OF 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 WASATCH COUNTY.

SAID PARCELS BEING THE LAZY-K RANCH.

EASEMENT PARCEL A:

PARCELS 1 THROUGH 4 ARE 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 FOR WASATCH COUNTY AND RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 911276 IN BOOK 2057 AT PAGE 1147 OF THE OFFICIAL RECORDS FOR SUMMIT COUNTY.

PARCEL 5: (BOOK 88 PAGE 406)

BEGINNING AT A POINT 224 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 6 EAST OF THE SALT LAKE MERIDIAN; THENCE SOUTHEASTERLY ALONG FENCE LINES OR CENTER OF IRRIGATION CANAL TO A POINT 390 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3; THENCE EAST 930 FEET; THENCE NORTH TO THE MAIN STREAM OF THE PROVO RIVER; THENCE NORTHWESTERLY ALONG SAID RIVER TO THE WESTERLY LINE OF SECTION 3; THENCE SOUTH TO THE POINT OF BEGINNING.

SUBJECT TO A RIGHT OF WAY THROUGH ABOVE PROPERTY TO ACCOMMODATE LOT HOLDERS OF LOTS 164, 165 AND 168, WOODLAND ESTATES PLAT "B" AND LOT HOLDER OF TRIANGULAR ACRE LOT ADJOINING ABOVE PROPERTY TO SOUTHWEST.

PARCEL 6: (BOOK 301 AT PAGES 287 AND 291)

THE SOUTH HALF OF THE SOUTHEAST QUARTER; THE EAST HALF OF THE SOUTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 7: (BOOK 301 AT PAGES 287 AND 291)

THE EAST HALF OF THE WEST HALF; AND THE EAST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 8: (BOOK 301 AT PAGE 287)

THE WEST HALF OF THE WEST HALF; AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 9: (BOOK 301 AT PAGE 287)

THE WEST HALF OF THE WEST HALF OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 10: (BOOK 301 AT PAGES 287 AND 291)

THE EAST HALF; AND THE EAST HALF OF THE WEST HALF OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 11: (BOOK 301 AT PAGES 287 AND 291)

THE NORTHEAST QUARTER; AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 12: (BOOK 301 AT PAGE 287)

THE NORTHWEST QUARTER OF SECTION 21; TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EASEMENT PARCEL B:

PARCELS 5 THROUGH 12 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 5 THROUGH 12 ARE 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 FOR WASATCH COUNTY AND RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 911276 IN BOOK 2057 AT PAGE 1147 OF THE OFFICIAL RECORDS FOR SUMMIT COUNTY.

PARCEL 13:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "D" RECORDED AS ENTRY NO. 325861 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

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

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

PARCEL 14:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS AND BOOK 876 AT PAGE 238 OF THE SUMMIT COUNTY RECORDS)
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "2", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303716 OF OFFICIAL RECORDS.

PARCEL 15:

(BOOK M139 AT PAGE 398 OF THE SUMMIT COUNTY RECORDS)
BEGINNING AT A POINT 10 RODS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WEST 80 RODS; THENCE SOUTH 70 RODS; THENCE EAST 80 RODS; THENCE NORTH 70 RODS TO THE POINT OF BEGINNING.

PARCEL 16:

(BOOK M139 AT PAGE 398 OF THE SUMMIT COUNTY RECORDS)
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 80 RODS; THENCE EAST 96 RODS; THENCE SOUTH 80 RODS; THENCE WEST 96 RODS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS LYING NORTH AND EAST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOWER RIVER ROAD AS PRESENTLY LOCATED OVER, ALONG AND ACROSS THE ABOVE DESCRIBED PROPERTY.

PARCEL 17:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS AND BOOK 876 AT PAGE 238 OF THE SUMMIT COUNTY RECORDS)
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTIONS LYING NORTH AND EAST OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOWER RIVER ROAD AS PRESENTLY LOCATED OVER, ALONG AND ACROSS THE SUBJECT PROPERTY.

PARCEL 18:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
ALL OF GOVERNMENT LOTS 2, 3, AND 4; THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "C" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325860 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "D" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325869 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

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

PARCEL 19:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
ALL OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "B" AMENDED RECORDED JUNE 27, 2008 AS ENTRY NO. 337521 IN BOOK 969 AT PAGE 1729 OF OFFICIAL RECORDS IN WASATCH COUNTY.
FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "C" RECORDED SEPTEMBER 12, 2007 AS ENTRY NO. 325860 IN BOOK 949 AT PAGE 1266 OF OFFICIAL RECORDS IN WASATCH COUNTY.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN PLATTED SUBDIVISION KNOWN AS VICTORY RANCH SUBDIVISION PLAT "E" RECORDED JANUARY 02, 2008 AS ENTRY NO. 330286 IN BOOK 957 AT PAGE 1044 OF OFFICIAL RECORDS IN WASATCH COUNTY.
AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "1", AS SHOWN ON THE PLAT RECORDED JUNE 26, 2006 AS ENTRY NO. 303718 IN BOOK 868 OF PLATS, PAGE 413 OF OFFICIAL RECORDS.

AND FURTHER EXCEPTING THEREFROM ANY PORTION LYING WITHIN ROAD DEDICATION PLAT "3", AS SHOWN ON THE PLAT RECORDED OCTOBER 24, 2006 AS ENTRY NO. 309695 IN BOOK 902 OF PLATS, PAGE 135 OF OFFICIAL RECORDS.

PARCEL 20:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
ALL OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 21:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
THE WEST HALF OF THE WEST HALF OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 22:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
THE WEST HALF OF THE NORTHWEST QUARTER; AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 23:

(BOOK 295 AT PAGE 295 & BOOK 293 AT PAGE 759 OF THE WASATCH COUNTY RECORDS)
THE NORTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 24:

(BOOK 21 AT PAGE 149 OF THE WASATCH COUNTY RECORDS)
BEGINNING AT THE SOUTH QUARTER CORNER (160 RODS EAST OF THE SOUTHWEST CORNER) OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND

MERIDIAN, 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.

PARCEL 25:

LOTS 95 THROUGH 99, VICTORY RANCH SUBDIVISION PLAT "C", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 26:

LOTS 100 THROUGH 104, VICTORY RANCH SUBDIVISION PLAT "D", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

PARCEL 27:

LOTS 105 THROUGH 114, VICTORY RANCH SUBDIVISION PLAT "E", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

EASEMENT PARCEL C:

PARCELS 13 THROUGH 27 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 13 THROUGH 27 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 13 THROUGH 27 ARE 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 FOR WASATCH COUNTY AND RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 911276 IN BOOK 2057 AT PAGE 1147 OF THE OFFICIAL RECORDS FOR SUMMIT COUNTY.

PARCEL 28:

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 29:

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 30:

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 31 AND 32:

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 SECTION 5; 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 33:

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 34:

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 35:

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 NORTHWEST 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 36:

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 38-A AND 38-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 39:

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 40:

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 41:

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 42-A, 42-B AND 42-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 THIRTY-SIX (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°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°38'45" WEST 13.6 FEET TO THE SECTION LINE; THENCE ALONG SAID SECTION LINE NORTH 00°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 THIRTY-SIX (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°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°06'54" WEST 75.0 FEET; THENCE SOUTH 89°53'06" EAST 15.0 FEET; THENCE SOUTH 00°06'54" EAST 75.0 FEET; THENCE NORTH 89°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 42-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 42-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 42-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 42-G:

A 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. SP-1776, 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 D:

PARCELS 28 THROUGH 42-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 28 THROUGH 42-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 28 THROUGH 42-G ARE 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 FOR WASATCH COUNTY AND RECORDED NOVEMBER 18, 2010 AS ENTRY NO. 911276 IN BOOK 2057 AT PAGE 1147 OF THE OFFICIAL RECORDS FOR SUMMIT COUNTY.

WATER RIGHTS:

TOGETHER WITH ANY AND ALL WATER RIGHTS AND WATER SHARES USED UPON OR APPURTENANT TO THE PROPERTY, INCLUDING WITHOUT LIMITATION, WATER RIGHT NOS. 55-6681, 55-7597, 55-11194, 55-11289, 55-11374, 55-4547, 55-6950, 55-6958, 55-6959, 55-7202, 55-7203, 55-7204, 55-8312, 55-11708, 55-11709, 55-11720, 55-11721, 55-11722, 55-11723, 55-6957, 55-949, 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.

With respect to any water rights conveyed hereunder, Grantor makes no warranty or representation respecting whether any such rights have become lost, in whole or in part, as a result of statutory forfeiture or abandonment.

FOR INFORMATIONAL PURPOSES:

Parcels 1 and 2: Tax Parcel No. CD-587-F, Acct No. 335640.

Parcel 3: Tax Parcel No. CD-2000-6, Acct No. 335673.

Parcel 4: Tax Parcel No. CD-2065-2067-C, Acct No. 335632.

Parcel 5: Tax Parcel No. 00-0008-1146, Serial No. OWC-0801-0-003-036.

Parcel 6: Tax Parcel No. 00-0008-1260, Serial No. OWC-0813-0-005-036.

Parcel 7: Tax Parcel No. 00-0012-1538, Serial No. OWC-0813-1-008-036.

Parcel 8: Tax Parcel No. 00-0012-1546, Serial No. OWC-0813-2-009-036.

Parcel 9: Tax Parcel No. 00-0012-1553, Serial No. OWC-0813-3-016-036.

Parcel 10: Tax Parcel No. 00-0012-1561, Serial No. OWC-0813-4-017-036.

Parcel 11: Tax Parcel No. 00-0012-1579, Serial No. OWC-0813-5-020-036.

Parcel 12: Tax Parcel No. 00-0012-1587, Serial No. OWC-0813-6-021-036.

Parcel 13: Tax Parcel Nos. OWC-0190-0-032-026 and OWC-0190-1-032-026.

Parcel 14 in Wasatch County: Tax Parcel No. OWC-0190-2-032-026; OWC-0190-3-032-026; and OWC-0190-4-032-026.

Parcel 14 in Summit County: Tax Parcel No. CD-2077, Acct No. 149199.

Parcel 15 in Summit County: Tax Parcel No. CD-2078-C, Acct No. 387740.

Parcel 15 in Wasatch County: Tax Parcel No. OWC-0190-5-032-026.

Parcel 16 and portion of Parcel 17 in Summit County: Tax Parcel No. CD-2078-B, Acct No. 387732.

Parcel 17 in Summit County: Tax Parcel No. CD-2078-B-1, Acct No. 407068.

Parcel 17 in Wasatch County: Tax Parcel No. OWC-0190-6-032-026.

The following affects portion of Parcel 18: Tax Parcel Nos. OWC-0812-0-005-036 and OWC-0812-7-005-036.

The following affects portion of Parcel 19: Tax Parcel Nos. OWC-0812-1-006-036; OWC-0812-6-006-036; and Tax Parcel No. OWC-0812-8-006-036.

Parcel 20: Tax Parcel No. OWC-0812-2-007-036.

Parcel 21: Tax Parcel No. OWC-0812-3-008-036.

Parcel 22: Tax Parcel No. OWC-0812-4-017-036.

Parcel 23: Tax Parcel No. OWC-0812-5-018-036.

Parcel 24: Tax Parcel No. OWC-0189-1-031-026.

The following affects Lot 95 of Parcel 25: Tax Parcel Nos. 0VR-3095-0-006-036.

The following affects Lot 96 of Parcel 25: Tax Parcel No. 0VR-3096-0-006-036.

The following affects Lot 97 of Parcel 25: Tax Parcel No. 0VR-3097-0-006-036.

The following affects Lot 98 of Parcel 25: Tax Parcel No. 0VR-3098-0-006-036.

The following affects Lot 99 of Parcel 25: Tax Parcel No. 0VR-3099-0-006-036.

The following affects Lot 100 of Parcel 26: Tax Parcel No. 0VR-4100-0-005-036.

The following affects Lot 101 of Parcel 26: Tax Parcel No. 0VR-4101-0-032-026.

The following affects Lot 102 of Parcel 26: Tax Parcel No. 0VR-4102-0-032-026.

The following affects Lot 103 of Parcel 26: Tax Parcel No. 0VR-4103-0-032-026.

The following affects Lot 104 of Parcel 26: Tax Parcel No. 0VR-4104-0-032-026.

The following affects Lot 105 through 114 of Parcel 27: Tax Parcel Nos. 0VR-5105-0-006-036 through 0VR-5114-0-006-036.

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. OVR-2072-0-006-036.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The following affects Parcel A of Parcel 29: Tax Parcel No. 00-0020-5493, Serial No. OVR-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. CD-2071-1, Acct No. 206114, Serial No. OWC-0186-0-036-025.

Exhibit B to Special Warranty Deed

Permitted Exceptions

Subject to all matters as disclosed on Schedule B of that certain Pro Forma Owner's Policy of Title Insurance issued on April 27, 2012 by First American Title Insurance Company as Policy Number: NCS 501717.