

9490280

WHEN RECORDED MAIL TO:  
Grantee  
2219 East Lorita Way  
Sandy, Utah 84093

9490280  
9/14/2005 2:20:00 PM \$13.00  
Book - 9188 Pg - 1039-1040  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERRILL TITLE  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED  
(CORPORATE FORM)**

ALDER CONSTRUCTION COMPANY, A UTAH CORPORATION, a corporation organized and existing under the laws of the State of Utah, with its principal office at City of Salt Lake, County of Salt Lake, State of Utah, grantor hereby CONVEYS AND WARRANTS to

LOS PINOS, LLC,

grantee, of City of Sandy, County of Salt Lake, State of Utah for the sum of Ten and no/100 dollars and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

The Grantor herein agrees to cooperate, in any way, in the dedication of the right of way parcel shown on Exhibit-A attached hereto.

Both parties agree to prorate the 2005 property taxes at the time the tax notice is issued.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 12th day of September, 2005.

Alder Construction Company, Inc.

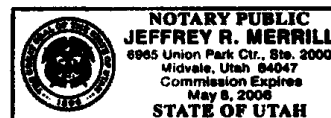
By: *Bruce C. Alder*  
Bruce C. Alder  
Its: President

STATE OF UTAH            )  
                                  ) ss  
COUNTY OF SALT LAKE    )

On the 12th day of September, 2005, personally appeared before me Bruce C. Alder, who being by me duly sworn did say that he, the said Bruce C. Alder, is the President of Alder Construction Company, Inc., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Bruce C. Alder duly acknowledged to me that said corporation executed the same.

*Jeffrey R. Merrill*  
Notary Public

Commission Expires: *5-8-06*  
Residing at: *Midvale, Utah*  
MT-71303A



**EXHIBIT "A"**

Beginning at a point being South 00°06'44" East along the Quarter Section line 1955.093 feet from the North Quarter Corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said line also being the West line of Copper City 1, Plats "A" and "B" as recorded with the office of the Salt Lake County Recorder; and running thence South 0°06'44" East 700.307 feet to the Southwest Corner of said Copper City 1, Plat "B", said point also being the center of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian; thence North 89°56'10" West along the Quarter Section line, said line also being North line of Copper City 1, Plats "C" and "E" as recorded with the office of the Salt Lake County Recorder 1333.54 feet to the Northwest Corner of said Copper City 1, Plat "E", said point also being on the East line of Woodview Heights Subdivision No. 1 as recorded with the office of the Salt Lake County Recorder; thence North 00°06'12" West along said East line and West line of the Southeast Quarter of the Northwest Quarter of said Section 14, 700.43 feet; thence South 89°55'51" East 1333.432 feet to the point of beginning.

Together with a perpetual Non-exclusive Easement and Right of Way ("Easement") for the uninterrupted vehicular, pedestrian and utility ingress, egress, traffic, placement, access and service, including but not limited to ingress/egress, and access, for, in, on, over and/or across the property (as created by that certain Easement recorded April 4, 2001, as Entry No. 7862507, in Book 8442, at Page 5962), described as follows:

Beginning at a point on the South line of 5400 South Street, said point being South 00°06'44" East 53.00 feet along the Quarter section line and North 89°34'47" West along said South line 276.62 feet to a point of curvature from the North Quarter Corner of Section 14, Township 2 South, Range 2 West, Salt Lake Base and Meridian, and running thence Southwesterly along the arc of a 40.00 foot radius curve to the left, through a central angle of 90°32'28" a distance of 63.21 feet; thence South 00°07'15" East 1863.66 feet; thence North 89°55'51" West 66.00 feet; thence North 00°07'15" West 1864.82 feet to a point of curvature; thence Northwesterly along the arc of a 40.00 radius curve to the left, through a central angle of 89°27'32", a distance of 62.45 feet to the said South line of 5400 South Street; thence South 89°34'47" East along said South line 146.00 feet to the point of beginning.

Parcel Identification Number: 20-14-126-001.