



Mail Recorded Deed and Tax Notice To:

Meritage Companies, LLC
34806 North 80th Way
Scottsdale, AZ 85262

E# 2719193 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
26-Jan-15 12:29 PM FEE \$22.00 DEP SY
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED



File No.: 74329-DF

WARRANTY DEED

SBE2, LLC, an Alaska limited liability company as to Parcel 1 through 5 and Teton Investments, LLC, and Alaska limited liability company as to Parcel 6
GRANTOR(S) of Wasilla, State of Alaska, hereby Conveys and Warrants to Meritage Companies, LLC, an Alaska limited liability company

GRANTEE(S) of Wasilla, State of Alaska
for the sum of Ten and no/100 (\$10.00) DOLLARS
and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

TAX ID NO.: 14-014-0019, 11-014-0048, 11-014-0062, 11-014-0061, 11-014-0016 and 11-014-0021 (for reference purposes only) 11-405-0001, 0002, 11-014-0069, 0070

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2014 and thereafter, covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 23rd day of January, 2015.

SBE2, LLC,
an Alaska Limited Liability Company

Teton Investments, LLC,
an Alaska limited liability company

By:
Jack A. Barrett, Managing Member

By:
Jack A. Barrett, Managing Member

By:
Dawn Barrett, Managing Member

By:
Dawn Barrett, Managing Member

File No. 74329-DF

STATE OF AZ
COUNTY OF Maricopa

On the 23rd day of January, 2015, personally appeared before me Jack A. Barrett and Dawn Barrett, who acknowledged to be the Managing Members of SBE2, LLC, a limited liability company, and that they, as such managing members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.




Notary Public

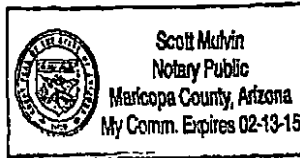


STATE OF AZ
COUNTY OF Maricopa

On the 23rd day of January, 2015, personally appeared before me Jack A. Barrett and Dawn Barrett, who acknowledged to be the Managing Members of Teton Investments, LLC, a limited liability company, and that they, as such managing members, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public



File No. 74329-DF.

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1: ~~(11-014-0019)~~ 11-014-0070 KL

A part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point North 1484.6 feet and South 89°38' East 1981 feet and North 00°48' East 338.0 feet from the Southwest corner of said quarter section and running thence North 00°48' East 203.2 feet, along the state road; thence South 89°33' West 397 feet; thence South 05°32' West 213.1 feet; thence South 66°26' West 305.3 feet; thence South 04°18' East 194.2 feet; thence East 42.6 feet to the Westerly line of that real property described in Deed Entry No. 1964287 of the official records of Weber County; thence along said line the following 7 courses: North 18°01' East 149.7 feet; thence North 43° East 148.9 feet; thence North 82° East 153.2 feet; thence North 31°34' East 34 feet; thence North 74° East 35.2 feet; thence North 89° East 89.2 feet; thence North 82° East 200.00 feet to the West line of Washington Boulevard and the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of 1700 North Street, a public road.

PARCEL 2: (11-014-0048) SRB KL

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Washington Boulevard said point being 1982.6 feet North, 1705 feet North 74°30' East, 410 feet North 89°16' East to the West line of Washington Boulevard, and 430.6 feet South 00°50'15" West along said West line from the Southwest corner of said quarter section and running thence South 00°50'15" West 21.00 feet along said West line; thence North 89°33' West 397.00 feet; thence South 05°32' West 213.1 feet; thence South 66°26' West 207.19 feet; thence North 00°27' East 317.59 feet; thence South 89°33' East 605.27 feet to the point of beginning.

PARCEL 3: (11-014-0062) KL

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Washington Boulevard South 519.45 feet, more or less, from the North line of said Section 5 said point also being the Southeast corner of that real property described in Deed Entry No. 2347477 of the official records of Weber County; thence South along West line of said street 100.6 feet; thence West 136 feet, more or less; thence North 202.35 feet; thence North 89°16'00" East 26.5 feet, more or less, to the Northwest corner of property owned by Nathaniel Wood; thence South 00°05'00" West 103.50 feet; thence North 89°16'00" East 109.50 feet, more or less, to the point of beginning.

PARCEL 4: ~~(11-014-0064)~~ 11-014-0069 KL

Part of the North 1/2 of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1484.6 feet North and 205.29 feet South 89°03' East from the Southwest corner of said quarter section and running thence North 745.46 feet; thence East 1807.60 feet, more or less, to the East boundary line of described property; thence South 213.90 feet, more or less, to the North line of Tolman property (11-014-0048); thence North 89°33' West 469.27 feet, more or less, to the Northwest corner of said Tolman property; thence South 00°27' West 317.59 feet; thence South 66°26' West 98.11 feet; thence South 04°18' East 194.2 feet; thence North 89°18'30" West 1260.58 feet, more or less, to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of The Village at Prominence Point recorded January 22, 2015 in Book 76 at Page 78.

PARCEL 5: (11-014-0016) SRB KL

Part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning on the West line of the state road North 1969.8 feet and North 74°30' East 1705 feet and North 87°16' East 410.5 feet and South along road 226.5 feet from the Southwest corner of said quarter section; thence South

89°16' West 109.5 feet; thence South 50' West 103.5 feet; thence North 89°16' East 109.5 feet to road; thence North along road to the beginning.

PARCEL 6: ~~(11-014-0021)~~ ^{DD} 11-014-0072/EL

A part of the Northeast quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Meridian, U.S. Survey:

Beginning at a point on the West line of Washington Boulevard which is South 89°40'15" West 617.4 feet, South 00°50' West 970.54 feet and North 89°10' West 66.00 feet from the Northeast corner of said Section 5 and running thence South 00°50' West 122.96 feet along the West line of Washington Boulevard to an existing fence; thence North 89°38' West 100 feet; thence North 89°10' West 200 feet along said fence to the North bank of a creek; thence 5 courses along said North bank as follows: North 70°17' East 95.60 feet, North 73°56' East 53.20 feet, North 64°35' East 108.20 feet, North 58°48' East 53.10 feet and North 66°31' East 19.23 feet to the point of beginning.

LESS AND EXCEPTING any portion lying within the bounds of 1700 North Street, a public road.

PARCEL 7:

Lot 1, THE VILLAGE AT PROMINENCE POINT, according to the official plat thereof on file and of record in the Weber County Recorder's office.

11-405-000^{PA} + 0002^{EL A}

Tax Id No.: ~~11-014-0019, 11-014-0048, 11-014-0062, 11-014-0061, 11-014-0016 and 11-014-0021~~