

When Recorded Mail To:

Oakwood Homes of Utah LLC  
4908 Tower Road  
Denver, CO 80249  
Attn: Robert J. Sanderman,  
Executive Vice President

E 131909 B 312 P 467  
Date 24-Apr-2014 01:11PM  
Fee: \$22.00 ACH  
Filed By: CB  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: BONNEVILLE SUPERIOR TITLE COMP/  
Recorded Electronically by Simplifile

Order No. 01459-4591

Tax ID Nos. 03-005-015 and 00-0003-3330, and  
03-005-015-01 and 00-0005-3056

Space above for County Recorder's use

### *Special Warranty Deed*

HWD Whisper Ridge, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all who claim by, through or under Grantor to OAKWOOD HOMES OF UTAH LLC, a Delaware limited liability company, of 4908 Tower Road, Denver, Colorado 80249, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantor's right, title and interest in and to the following described real property located in Morgan County, State of Utah:

See "Exhibit A" attached hereto

TOGETHER WITH all appurtenances, hereditaments, water rights and/or shares, and other associated rights and interests attendant to the same, and SUBJECT TO any trust deed liens assumed or accepted by Grantee, taxes and assessments not delinquent, reservations, restrictions, easements and rights of way of record.

[Signatures to follow on next page]

WITNESS the hand of said Grantor this 18<sup>th</sup> day of April, 2014

HWD WHISPER RIDGE, LLC,  
a Utah limited liability company

By: Henry Walker Development  
of Northern Utah, LLC,  
a Delaware limited liability company  
Its: Manager

By: Henry Walker Homes  
of Northern Utah, LLC,  
a Delaware limited liability company  
Its: Manager

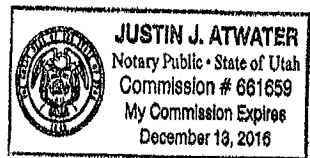
By: Henry Walker Homes Group, Inc.,  
a Utah corporation  
Its: Manager

Colin H. Wright  
By: Colin H. Wright  
Its: Chief Executive Officer

STATE OF UTAH                    }  
  }ss.  
COUNTY OF Davis            }

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2014, by Colin H. Wright, as Chief Executive Officer of Henry Walker Homes Group, Inc., the Manager of Henry Walker Homes of Northern Utah, LLC, the Manager of Henry Walker Development of Northern Utah, LLC, the Manager of HWD Whisper Ridge, LLC, a Utah limited liability company, who acknowledged that he has been duly authorized by all necessary company action to execute the foregoing instrument for and on behalf of said company.

Justin J. Atwater  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 01459-4591

The land referred to herein is situated in the County of Morgan, State of Utah, and is described as follows:

**PARCEL 1:**

The North 495 feet of the Southeast Quarter of the Southwest Quarter of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian, also described as:

Beginning at a point which is West 1319.87 feet and North 825.00 feet from the South Quarter corner of Section 22 Township 5 North Range 1 East, Salt Lake Base and Meridian, and running thence North 484.85 feet, thence North 89°24'46" East 1308.02 feet, thence South 00°30'57" East 498.31 feet, thence West 1312.44 feet to the point of beginning.

**Parcel 1A:**

TOGETHER WITH a right of way being 30.0 feet on each side of and parallel to the following described centerline as disclosed by that certain Quit Claim Deed recorded February 3, 1995 as Entry No. 67446 in Book M110 at Page 319 of official records:

Beginning at a point South 0°07'42" East 2381.14 feet from the North Quarter corner of Section 17, Township 5 North, Range 1 East and running thence North 83°07'06" West 309.82 feet, thence North 61°41'45" West 276.93 feet, thence North 14°05'39" West 249.88 feet, thence North 15°11'39" East 289.68 feet, thence North 03°13'12" East 241.46 feet, thence North 8°55'36" West 576.65 feet, thence North 11°08'18" West 228.19 feet, thence North 18°20'33" West 422.69 feet, thence North 30°13'48" East 130.31 feet, thence North 140.2 feet.

**Parcel 1B:**

ALSO TOGETHER WITH a right of way appurtenant to Parcel 2, 30 feet wide, being 5 feet East of and 25 feet West of the centerline of an existing water pipe line running through said property as disclosed by that certain Quit Claim Deed recorded February 3, 1995 as Entry No. 67446 in Book M110 at Page 319 of official Records.

**PARCEL 2:**

(Property North of Whisper Ridge at Stone Canyon Phase 1 Subdivision PRUD)

This parcel being located in Section 22 and 27, Township 5 North, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the South Quarter corner of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian and running thence South 00°13'58" West along the Quarter section line 1378.05, thence East 11.15 feet, thence South 00°34'30" West 319.37 feet, thence South 15°05'17" East 136.51 feet,

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Exhibit A Legal Description

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thence South 16°05'11" East 452.73 feet, thence South 15°10'00" East 136.77 feet, thence South 38°15'00" East 75.00 feet, thence South 41°30'00" West 29.88 feet, thence North 75°07'24" West 171.95 feet, thence South 43°33'36" West 34.13 feet, thence Southeasterly 59.18 feet along a 144.50 foot radius curve to the left, chord bears South 12°37'47" East for 58.77 feet, thence Southeasterly 22.13 feet along a 111.80 foot radius curve to the right, chord bears South 18°41'02" East for 22.09 feet, thence South 13°01'24" East 637.50 feet to a UDOT right of way line, thence South 70°33'08" West 27.56 feet along said UDOT right of way line, thence South 77°57'06" West 147.20 feet along said UDOT right of way line, thence Southeasterly 231.51 feet along a 1372.40 foot radius curve to the right (chord bears South 82°47'04" West for 231.23 feet along said UDOT right of way, thence Northeasterly along the centerline of Strawberry Creek the following 2 courses: North 21°44'52" East 55.70 feet, thence North 41°08'45" East 49.10 feet, thence North 02°16'28" West 54.97 feet to a point on the Westerly line of Strawberry Creek, thence along said Westerly line the following three courses: North 32°46'31" East 29.48 feet, thence North 45°01'22" East 81.05 feet, thence North 04°25'28" East 38.25 feet, thence North 00°22'15" East 97.89 feet to the centerline of said Strawberry Creek, thence along the centerline the following four courses: North 16°49'50" West 38.94 feet, thence North 01°38'14" West 48.79 feet, thence North 17°41'20" West 61.16 feet, thence North 17°37'52" East 16.45 feet, thence leaving said centerline and running South 89°22'05" East 132.01 feet, thence North 13°01'24" West 160.43 feet, thence North 00°13'58" East 170.02 feet, thence North 82°45'25" West 309.81 feet, thence North 61°20'04" West 276.93 feet, thence North 13°43'58" West 249.88 feet, thence North 15°33'20" East 289.68 feet, thence North 03°40'30" East 242.04 feet, thence North 08°19'22" West 578.89 feet, thence North 10°32'01" West 228.19 feet, thence North 17°42'21" West 200.95 feet, thence North 17°45'20" West 223.07 feet, thence North 30°49'16" East 130.31 feet, thence North 00°35'27" East 140.20 feet to the section line, thence North 89°24'33" West 607.26 feet, thence North 00°35'27" East 824.97 feet, thence South 89°24'33" East 1312.44 feet, thence South 00°04'30" West 825.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion lying Easterly of the line as described in Boundary Line Agreements recorded as Entry Nos. 108323, 108329, 108330, 108331, 108743, 108744, 108745, and 108746, said land lying East of said boundary lines was also reconveyed by a Partial Reconveyance recorded in Book 250 at Page 113.

ALSO LESS: All of Whisper Ridge at Stone Canyon Phase 1 Subdivision PRUD, according to the official plat thereof and of record in the Morgan County Recorder's Office.

Tax ID Number: 03-005-015 and 00-0003-3330 and 03-005-015-01 and 00-0005-3056