

**When Recorded, Mail To:**

W. Scott Kjar, Attorney  
C/O Sky Properties  
585 West 500 South, #110  
Bountiful, UT 84010

Lot Serial # : Part of Lot 01-107-0100

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made and executed this 26<sup>th</sup> day of March, 2007 by and between **EDGEWOOD NSL DEVELOPMENT, INC.**, a Utah corporation (hereinafter referred to as the "Grantor"); and **EAGLEPOINTE DEVELOPMENT, L.C.**, a Utah limited liability company, whose address is 585 West 500 South, #110, Bountiful, UT 84010 (hereinafter referred to as the "Grantee"):

**WITNESSETH:**


THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby convey and warrant to Grantee, against all those claiming by, through or under Grantor, but not otherwise, the following described real property (the "Property") situated in the County of Davis, State of Utah:

**[See Exhibit "A", attached hereto]**

Dated as of the date first written above.

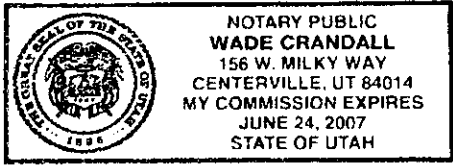
**(Signatures on following page)**


Grantor:  
**EDGEWOOD NSL DEVELOPMENT, INC.,**  
a Utah corporation

By:   
Steven E. Smoot, its President

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF DAVIS        )

On this 26<sup>th</sup> day of March, 2007, personally appeared before me **STEVEN E. SMOOT**, and who, being by me duly sworn, says that he/she is the President of **EDGEWOOD NSL DEVELOPMENT, INC.**, the corporation that executed the above and foregoing instrument and that said instrument was signed by him/her by authority of its by-laws, (or by authority of a resolution of its board of directors, as the case may be) in behalf of said corporation.



  
Notary Public

**EXHIBIT "A"  
TO  
SPECIAL WARRANTY DEED**

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**Legal Description of the Property**

Real Property situated in the County of Davis, State of Utah, more particularly described as follows:

**Part of Parcel 01-107-0100**

EP Land II Property Included in Proposed Eaglepointe Phase 13

Beginning at the North Corner of the proposed Lot 1327 of Eaglepointe Estates Phase 13 Subdivision which point is described as N0°04'00"E 457.69 ft. along the Quarter Section Line and West 858.94 ft. and South 60°00'00"W 334.66 ft. along the boundary of said proposed Phase 13 from the South Quarter corner of Section 12, T.1N., R.1W., S.L.B.& M. and running thence S60°00'00"W 516.18 ft.; thence along the boundary of said proposed Phase 13 in the following four courses to the point of beginning: (i) N51°57'52"W 57.79 ft., (ii) N29°38'02"E 16.30 ft., (iii) N63°00'00"E 331.49 ft., (iv) N73°00'00"E 197.77 ft.

Containing 0.5077 Acres.