

Recorded at the Request of S2-HM Corporation at \_\_\_\_\_ .m.

Fee paid \$ 26.00 , \_\_\_\_\_ by \_\_\_\_\_

Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail Tax Notice to: Canyon Meadows Home Owners Association  
c/o John R. Hansen, Jr.  
101 South Capital Blvd., Suite 1502  
Boise, Idaho 83702

### WARRANTY DEED

S2-HM Corporation, a Utah corporation, and Hidden Meadows Development Company, by Moab Wickenburg Corporation, a Utah corporation, as managing partner, organized and existing under the laws of the State of Utah, with its principal office at Provo, County of Utah, State of Utah, Grantor, hereby CONVEY AND WARRANT to Cayon Meadows Home Owners Association of Provo, Utah, Grantee, for good and valuable consideration, the following described tract of land in Wasatch County, State of Utah:

"The roads, equestiran paths and all areas designated as "Common Areas" contained in the Canyon Meadows Plat "B" recorded in Wasatch County, State of Utah, excepting only those areas described in Exhibit "A" attached hereto which contain the water reservoir and treatment plant, and existing easements for access, water lines and pumping areas.

The designated areas are not dedicated for use by the general public but are conveyed to the Canyon Meadows Home Owners Association for the common use and enjoyment by the Lot Owners in the Association as more fully provided in the Declaration of Easements, Covenants, Conditions, Restrictions and Management Policies applicable, recorded as Instrument #122077 on January 26, 1981.

Grantors reserve 1) all rights to geothermal water rights and energy and the development thereof including the right of surface entry to explore,

ENTRY NO 129740 DATE 7-4-83 TIME 11:04 FEE \$26.00  
RECORDED FOR SECURITY TITLE BOOK 157 PAGE 417-22  
RECORDER JOE DEAN HUBER BY SUSAN ORY  
Wasatch County, State of Utah

PAGE (✓) INDEX (✓) ABSTRACT (✓) PLAT (✓) CHECK (✓)

develop and use any geothermal potential, 2) all gas, oil, petroleum, mineral and metal rights at or below 200 feet from the surface, and 3) an access easement over the roads for development of land not included in Plat "B".

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution 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 28th day of June, 1983.

S2-HM CORPORATION

John R. Hansen, Jr.  
By: JOHN R. HANSEN, JR., President

Attest:

John H. Gardner  
JOHN H. GARDNER, Secretary

(Corporate Seal)



HIDDEN MEADOWS DEVELOPMENT COMPANY

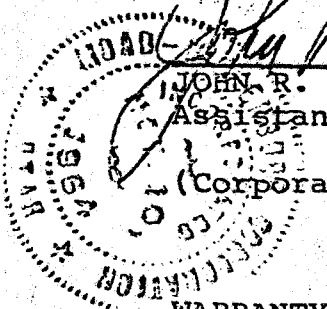
By: MOAB WICKENBURG CORPORATION

John H. Gardner  
By: JOHN H. GARDNER, President

Attest:

John R. Hansen, Jr.  
JOHN R. HANSEN, JR.,  
Assistant Secretary

(Corporate Seal)

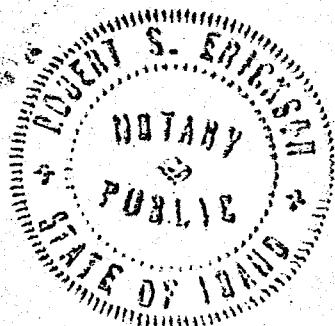


STATE OF IDAHO )  
 )ss.  
COUNTY OF ADA )

On this 29<sup>th</sup> day of June, 1983, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared JOHN R. HANSEN, JR., President for S2-HM Corporation, and acknowledged to me that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN R. HANSEN, JR., duly acknowledged to me that said corporation executed the same.

RA Emmerson

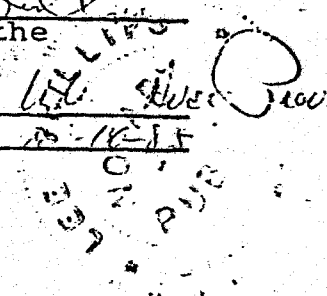
Notary Public in and for the  
State of Idaho  
Residing at Boise  
My Commission Expires April 21, 1987



STATE OF UTAH )  
 )ss.  
COUNTY OF Utah )

On this 8 day of July, 1983, before me, the undersigned, a Notary Public in and for the State of Utah, personally appeared JOHN H. GARDNER, Secretary for S2-HM Corporation, and acknowledged to me that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN H. GARDNER duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

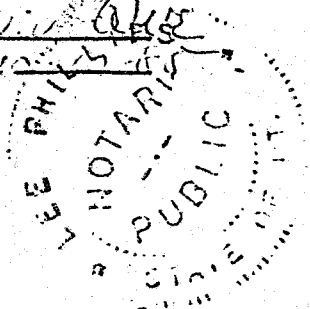
[Signature]  
Notary Public in and for the  
State of Utah  
Residing at 92 N. 1st Street, Provo  
My Commission Expires 12-15-85



STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On this 8 day of July, 1983, personally appeared before me JOHN H. GARDNER, who being by me duly sworn did say that he, the said JOHN H. GARDNER, is the President for Moab Wickenburg Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN H. GARDNER duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

[Signature]  
Notary Public in and for  
the State of Utah  
Residing at 922 N. Union Ave  
My Commission Expires 12/31/85



STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this 29th day of June, 1983, personally appeared before me JOHN R. HANSEN, JR., who being by me duly sworn did say that he, the said JOHN R. HANSEN, JR., is the Assistant Secretary of Moab Wickenburg Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of the board of directors of said corporation and said JOHN R. HANSEN, JR., duly acknowledged to me that said corporation executed the same.

[Signature]  
Notary Public in and for the  
State of Idaho  
Residing at Boise  
My Commission Expires April 21, 1987

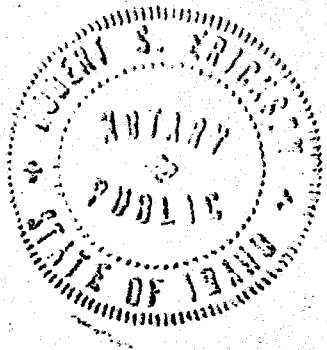


EXHIBIT "A"

Exceptions to Common Area transferred to the Canyon Meadows Home Owners Association, the property excepted to be used for Canyon Meadows Mutual Water Company:

1. Parcel 1: Reservoir Property described as

"Beginning at a fenceline intersection, said point being, North 1754.26 feet and West 1296.64 feet from the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°01'13" East along a fenceline 100.00 feet; thence South 1°27'02" East 100.00 feet; thence North 88°01'13" West 100.00; thence North 1°27'02" West along the fenceline 100.00 feet to the point of beginning.

Area = 0.2292 acres."

2. Parcel 2: Water Treatment Plant Property described as:

"Beginning at a point which is North 17°49' West 30.00 feet from the Northwest Corner of lot 9, Plat "B", Canyon Meadows Subdivision, said point also being North 1333.19 feet and West 845.58 feet from the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence North 17°49' West 95.00 feet; thence North 49°30' East 118.00 feet; thence South 40°30' East 141.65 feet; thence South 68°45' West 163.79 feet to the point of beginning.

Area = 0.3702 acres."

3. Parcel 3: A utility easement 15 feet in width over, under and across the property being 7.5 feet on each side of the centerline of all existing pipes and conveyances carrying water from the property boundaries to the reservoir, from the reservoir to the treatment plant, and from the treatment plant to the distribution systems throughout the development as well as such an easement for the purpose of developing new conveyances for water in the future from other sources and to other points of distribution as may from time to time be required. The use of the easements is on the condition that except as may be required or convenient for maintenance purposes, the conveyances shall be underground, and when the surface is disturbed for any reason by the easement holder, the surface shall be restored to the same or similar condition as existed prior to the disturbance.

4. Parcel 4: An access easement over existing roads providing access to the properties owned by Canyon Meadows Mutual Water company for development, improvement, enlargement, acquisition, storage, distribution and maintenance of its assets and facilities.