

DOC # 20110003286

Trustee's Deed Page 1 of 7
Russell Shirts Washington County Recorder
01/31/2011 04:13:53 PM Fee \$ 22.00
By INWEST TITLE SERVICES INC



WHEN RECORDED, RETURN TO:

Mark B. Durrant, Esq.
Ballard Spahr LLP
201 South Main Street, Suite 800
Salt Lake City, Utah 84111

100794

Tax Parcel No.: SG-5-2-2042101

TRUSTEE'S DEED

MARK B. DURRANT, 201 South Main Street, Suite 800, Salt Lake City, Utah 84111 herein referred to as "Grantor", as Successor Trustee under the Trust Deed hereinafter described, hereby grants and conveys to AMERICA FIRST FEDERAL CREDIT UNION, with an address of 4646 South 1500 West, Suite 160, Riverdale, Utah 84405, herein referred to as "Grantee," without any covenant or warranty, express or implied, all of the real property situated in the County of Washington, State of Utah, described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is made pursuant to the powers conferred on Grantor by that certain WATER RIGHTS DEED OF TRUST AND SECURITY AGREEMENT between TWIN LAKES A LA MODE, LLC, a Utah limited liability company, as Trustor ("Trustor"), whose address is 110 South Main Street, Lindon, Utah 84042, and AMERICA FIRST FEDERAL CREDIT UNION, as Beneficiary ("Beneficiary"), dated March 27, 2008 (the "Trust Deed"), which Trust Deed was recorded on March 28, 2008, as Entry No. 20080012813 in the official records of Washington County, Utah.

The water rights appurtenant to the Property that are the "Trust Estate" under the Trust Deed are more particularly described in Exhibit "B" attached hereto (the "Water Rights").

Grantor was substituted as Trustee pursuant to a Substitution of Trustee which was duly executed and recorded in the Washington County Recorder's Office concurrently with the Default Notice (defined below). This conveyance is made after the fulfillment of the conditions specified in the Trust Deed and applicable law as follows:

1. Breach and default were made under the terms of the Trust Deed in the particulars set forth in the notice of default hereunder referred to, which default continued until the time of sale.

2. On July 7, 2010, Grantor, as Successor Trustee of the Trust Deed, executed written notice of default and demand for sale (the "Default Notice"), and thereafter filed the Notice of Default for record on July 8, 2010, in the Office of the Washington County Recorder, setting forth the election by the Grantor to sell the Property to satisfy the obligations secured by the Trust Deed, which Notice of Default was duly recorded as Entry No. 20100022568 in the official records of Washington County, Utah.

3. Grantor, as Successor Trustee, in consequence of the declaration of default, election and demand for sale contained in the Default Notice, and the lapse of three months after the recordation of the Default Notice, and in compliance with the terms of the Trust Deed, executed its Notice of Trustee's Sale ("Notice of Sale"), stating that it, as such trustee, by virtue of the authority granted in the Trust Deed, would sell the Property, at public auction to the highest bidder, for cash, in lawful money of the United States, and affixing the time and place of sale as January 13, 2011 at 2:00 p.m., at the Main Entrance of the Fifth Judicial District Court of Washington County, located at 206 West Tabernacle, St. George, Utah 84770, and caused copies

of such notice: (a) to be posted for not less than twenty days before the date of sale thereon fixed, on the Property, and at the office of the Washington County Recorder; (b) to be published three times, once a week for three consecutive weeks, before the sale in *The Spectrum*, a newspaper of general circulation, within the county in which the Property is located, the first day of such publication being the first day of such publication being December 9, 2010 and the last day of publication being December 23, 2010; and (c) to be published on a website established by the collective efforts of Utah's newspapers for at least 30 days before the date the sale, the first day of such publication being December 9, 2010.

4. All applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, including the timely mailing of the Default Notice and Notice of Sale to all parties who requested such notice.

5. Grantor, as Successor Trustee, after postponing the original sale in the manner set forth by statute, on January 20, 2011, at 2:00 p.m., at the place of sale fixed as aforesaid, then and there sold the Property at public auction, to Grantee, who was the highest bidder therefore, for the sum of One Million Eight Hundred Thousand Dollars (\$1,800,000.00) and other good and valuable consideration, paid by the Grantee in the form of a credit bid, in full accordance with the laws of the State of Utah and with the terms of the Trust Deed.

6. The Trust Deed also granted to the Beneficiary a security interest in those items and types of personal property described therein (the "Personal Property"). Notice of such security interest was also given in that certain UCC-1 Financing Statements recorded with the Division of Corporations and Commercial Code of the Department of Commerce of the State of Utah on March 31, 2008, as UCC File No. 340661200802. Pursuant to the provisions of Utah

Code Ann. § 70A-9a-604, the trustee's sale described herein also included the sale of all of the Personal Property. Accordingly, this Trustee's Deed conveys and transfers to the Grantee all of the Trustor's right, title and interest in and to the Personal Property, and this Trustee's Deed shall constitute a "transfer statement" under Utah Code Ann. § 70A-9a-619. As required by Utah Code Ann. § 70A-9a-619(1)(d), the names and addresses of the secured party (America First Federal Credit Union), debtor (Trustor) and transferee (Grantee) are set forth in the first two paragraphs of this Trustee's Deed. The Personal Property is conveyed and transferred to the Grantee without any covenant or warranty of any kind, express or implied.

DATED this 25th day of January, 2011.

SUCCESSOR TRUSTEE:


MARK B. DURRANT, ESQ.

STATE OF UTAH

ss.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 25th day of January, 2011, by MARK B. DURRANT, ESQ., as successor trustee.


NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:

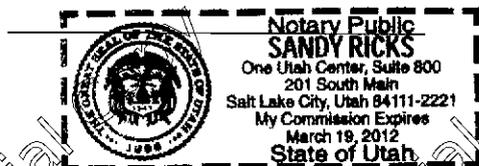


EXHIBIT A

(Legal Description of Property)

The following described real property is located in Washington County, Utah:

SUBPARCEL E:

A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF SECTION 20 AND THE WEST HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH $01^{\circ}09'10''$ WEST 1416.98 FEET ALONG THE SECTION LINE AND NORTH $88^{\circ}50'50''$ WEST 61.02 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF MIDDLETON DRIVE EXTENSION, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #20060059313, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, SAID POINT ALSO BEING THE WESTERN MOST CORNER OF TWIN LAKES RV PARK PHASE 3, AND RUNNING THENCE SOUTH $51^{\circ}33'43''$ EAST 95.07 FEET TO A POINT ON A 180.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH $50^{\circ}05'19''$ EAST, POINT ALSO BEING ON THE NORTHWESTERN RIGHT OF WAY OF TWIN LAKES DRIVE, MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #265342, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES, CONTINUING ALONG THE ARC OF SAID CURVE 121.76 FEET THROUGH A CENTRAL ANGLE OF $38^{\circ}45'25''$; THENCE SOUTH $01^{\circ}09'10''$ WEST 50.34 FEET TO A POINT ON A 425.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 267.19 FEET THROUGH A CENTRAL ANGLE OF $36^{\circ}01'17''$; THENCE SOUTH $37^{\circ}10'17''$ WEST 165.01 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 145.26 FEET THROUGH A CENTRAL ANGLE OF $18^{\circ}29'43''$ TO A POINT ON A 1233.00 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH $75^{\circ}37'32''$ WEST, POINT ALSO BEING ON THE EASTERN RIGHT OF WAY OF TWIN LAKES ROAD, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #743534, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG THE ARC OF SAID CURVE 175.97 FEET

THROUGH A CENTRAL ANGLE OF 8°10'37", TO A POINT ON THE EAST LINE OF A PARCEL, MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #985892, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE CONTINUING ALONG THE EAST SIDE OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES, NORTH 08°36'43" WEST 216.80 FEET; THENCE NORTH 54°18'43" WEST 209.50 FEET; THENCE NORTH 03°43'43" WEST 44.49 FEET; THENCE NORTH 86°16'17" EAST 20.00 FEET; THENCE SOUTH 03°43'43" EAST 47.98 FEET; THENCE SOUTH 54°18'43" EAST 182.07 FEET; THENCE NORTH 08°36'43" WEST 287.97 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID PARCEL ENTRY #985892, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF NO. 2, IN BOOK 702, PAGE 341, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE NORTH 85°02'33" EAST ALONG THE SOUTH BOUNDARY OF SAID NO. 2, 52.38 FEET TO A POINT ON A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS NORTH 14°22'01" EAST, POINT ALSO BEING ON THE SOUTHERN RIGHT OF WAY OF SAID MIDDLETON DRIVE EXTENSION; THENCE ALONG THE SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, CONTINUING ALONG THE ARC OF SAID CURVE 257.21 FEET THROUGH A CENTRAL ANGLE OF 38°28'38"; THENCE NORTH 65°53'23" EAST 56.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE SUBPARCEL E:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1650.81 FEET AND NORTH 88°50'50" WEST 536.93 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF TWIN LAKES ROAD, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #743534, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, AND RUNNING THENCE SOUTH 35°35'29" EAST ALONG SAID RIGHT OF WAY 3.11 FEET; THENCE NORTH 54°18'43" WEST 2.12 FEET; THENCE NORTH 03°43'43" WEST 1.29 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. SG-5-2-20-12101

EXHIBIT B

(Water Rights)

61.35 acre feet of water, all of Utah Division of Water Rights No. a30338
(81-2415).

16
L-30

DOC # 20110003287

Trustee's Deed Page 1 of 16
Russell Shirts, Washington County Recorder
01/31/2011 04:13:53 PM Fee \$ 76.00
By INWEST TITLE SERVICES INC



WHEN RECORDED, RETURN TO:

Mark B. Durrant, Esq.
Ballard Spahr LLP
201 South Main Street, Suite 800
Salt Lake City, Utah 84111

104794

Tax Parcel Nos.: SG-TLR-1-401 (LOT 401);
SG-TLR-1-402 (LOT 402); SG-TLR-1-403 (LOT 403);
SG-TLR-1-404 (LOT 404); SG-TLR-1-405 (LOT 405);
SG-TLR-1-406 (LOT 406); SG-TLR-1-407 (LOT 407);
SG-TLR-1-408 (LOT 408); SG-TLR-1-409 (LOT 409);
SG-TLR-1-410 (LOT 410); SG-TLR-1-411 (LOT 411);
SG-TLR-1-414 (LOT 414); SG-TLR-1-416 (LOT 416);
SG-TLR-1-417 (LOT 417); SG-TLR-1-418 (LOT 418);
SG-TLR-1-419 (LOT 419); SG-TLR-1-422 (LOT 422);
SG-TLR-1-423 (LOT 423); SG-TLR-1-425 (LOT 425);
SG-TLR-1-426 (LOT 426); SG-TLR-1-430 (LOT 430);
SG-TLR-1-431 (LOT 431); SGM-5-1-B; SGM-5-1-C;
SGM-5-1-D; SG-5-2-20-12101; SGM-5-1-F;
And SGM-5-1

TRUSTEE'S DEED

MARK B. DURRANT, 201 South Main Street, Suite 800, Salt Lake City, Utah 84111 herein referred to as "Grantor", as Successor Trustee under the Trust Deed hereinafter described, hereby grants and conveys to AMERICA FIRST FEDERAL CREDIT UNION, with an address of 4646 South 1500 West, Suite 160, Riverdale, Utah 84405, herein referred to as "Grantee," without any covenant or warranty, express or implied, all of the real property situated in the County of Washington, State of Utah, described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

This conveyance is made pursuant to the powers conferred on Grantor by that certain LAND ACQUISITION LOAN DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING between VILLAGES @ TWIN LAKES, LLC, a Utah limited liability company, as Trustor ("Trustor"), whose address is 110 South Main Street, Lindon, Utah 84042, and AMERICA FIRST FEDERAL CREDIT UNION, as Beneficiary ("Beneficiary"), dated March 27, 2008 (the "Trust Deed"), which Trust Deed was recorded on March 28, 2008, as Entry No. 20080012812 in the official records of Washington County, Utah.

Grantor was substituted as Trustee pursuant to a Substitution of Trustee which was duly executed and recorded in the Washington County Recorder's Office concurrently with the Default Notice (defined below). This conveyance is made after the fulfillment of the conditions specified in the Trust Deed and applicable law as follows:

1. Breach and default were made under the terms of the Trust Deed in the particulars set forth in the notice of default hereunder referred to, which default continued until the time of sale.
2. On July 7, 2010, Grantor, as Successor Trustee of the Trust Deed, executed written notice of default and demand for sale (the "Default Notice"), and thereafter filed the Notice of Default for record on July 8, 2010, in the Office of the Washington County Recorder, setting forth the election by the Grantor to sell the Property to satisfy the obligations secured by the Trust Deed, which Notice of Default was duly recorded as Entry No. 20100022570 in the official records of Washington County, Utah.
3. Grantor, as Successor Trustee, in consequence of the declaration of default, election and demand for sale contained in the Default Notice, and the lapse of three

months after the recordation of the Default Notice, and in compliance with the terms of the Trust Deed, executed its Notice of Trustee's Sale ("Notice of Sale"), stating that it, as such trustee, by virtue of the authority granted in the Trust Deed, would sell the Property at public auction to the highest bidder, for cash, in lawful money of the United States, and affixing the time and place of sale as January 13, 2011 at 2:00 p.m., at the Main Entrance of the Fifth Judicial District Court of Washington County, located at 206 West Tabernacle, St. George, Utah 84770, and caused copies of such notice: (a) to be posted for not less than twenty days before the date of sale therein fixed, on the Property and at the office of the Washington County Recorder; (b) to be published three times, once a week for three consecutive weeks, before the sale in *The Spectrum*, a newspaper of general circulation, within the county in which the Property is located, the first day of such publication being the first day of such publication being December 9, 2010 and the last day of publication being December 23, 2010; and (c) to be published on a website established by the collective efforts of Utah's newspapers for at least 30 days before the date the sale, the first day of such publication being December 9, 2010.

4. All applicable statutory provisions of the State of Utah and all of the provisions of the Trust Deed have been complied with, as to acts to be performed and notices to be given, including the timely mailing of the Default Notice and Notice of Sale to all parties who requested such notice.

5. Grantor, as Successor Trustee, after postponing the original sale in the manner set forth by statute, on January 20, 2011, at 2:00 p.m., at the place of sale fixed as aforesaid, then and there sold the Property at public auction, to Grantee, who was the highest bidder therefore, for the sum of One Million Eight Hundred Thousand Dollars (\$1,800,000.00)

and other good and valuable consideration, paid by the Grantee in the form of a credit bid, in full accordance with the laws of the State of Utah and with the terms of the Trust Deed.

6. The Trust Deed also granted to the Beneficiary a security interest in those items and types of personal property described therein (the "Personal Property"). Notice of such security interest was also given in that certain UCC-1 Financing Statements recorded with the Division of Corporations and Commercial Code of the Department of Commerce of the State of Utah on March 31, 2008, as UCC File No. 340660200809. Pursuant to the provisions of Utah Code Ann. § 70A-9a-604, the trustee's sale described herein also included the sale of all of the Personal Property. Accordingly, this Trustee's Deed conveys and transfers to the Grantee all of the Trustor's right, title and interest in and to the Personal Property, and this Trustee's Deed shall constitute a "transfer statement" under Utah Code Ann. § 70A-9a-619. As required by Utah Code Ann. § 70A-9a-619(1)(d), the names and addresses of the secured party (America First Federal Credit Union), debtor (Trustor) and transferee (Grantee) are set forth in the first two paragraphs of this Trustee's Deed. The Personal Property is conveyed and transferred to the Grantee without any covenant or warranty of any kind, express or implied.

DATED this 26th day of January, 2011.

SUCCESSOR TRUSTEE:


MARK B. DURRANT, ESQ.

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of
January, 2011, by MARK B. DURRANT, ESQ., as successor trustee.

Sandy Ricks

NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:

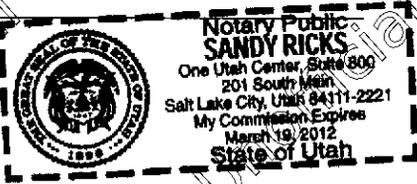


EXHIBIT A

(Legal Description of Property)

The following described real property is located in Washington County, Utah:

PARCEL 1:

ALL OF LOTS 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 414, 416, 417, 418, 419, 422, 423, 425, 426, 430 AND 431, TWIN LAKES RESORT PHASE 1, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TAX PARCEL NOS.: SG-TLR-1-401 (LOT 401); SG-TLR-1-402 (LOT 402); SG-TLR-1-403 (LOT 403); SG-TLR-1-404 (LOT 404); SG-TLR-1-405 (LOT 405); SG-TLR-1-406 (LOT 406); SG-TLR-1-407 (LOT 407); SG-TLR-1-408 (LOT 408); SG-TLR-1-409 (LOT 409); SG-TLR-1-410 (LOT 410); SG-TLR-1-411 (LOT 411); SG-TLR-1-414 (LOT 414); SG-TLR-1-416 (LOT 416); SG-TLR-1-417 (LOT 417); SG-TLR-1-418 (LOT 418); SG-TLR-1-419 (LOT 419); SG-TLR-1-422 (LOT 422); SG-TLR-1-423 (LOT 423); SG-TLR-1-425 (LOT 425); SG-TLR-1-426 (LOT 426); SG-TLR-1-430 (LOT 430); and SG-TLR-1-431 (LOT 431)

PARCEL 2:

THE FOLLOWING DESCRIBED SUBPARCELS:

SUBPARCEL A:

BEGINNING AT A POINT WHICH LIES NORTH 00°17'07" WEST 25.55 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 21 (ALSO KNOWN AS THE EAST QUARTER CORNER OF SECTION 20), TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 15, AND RUNNING THENCE NORTH 63°25'00" EAST 778.31 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 73°56'35" EAST 231.82 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 00°31'53" EAST 333.76 FEET; THENCE NORTH 11°08'00" WEST 66.00 FEET; THENCE NORTH 28°35'00" WEST 207.55 FEET; THENCE SOUTH 78°52'00" WEST 50.00 FEET; THENCE NORTH 12°50'00" WEST 198.09 FEET; THENCE SOUTH 78°52'00" WEST 59.98 FEET; THENCE SOUTH 56°10'00" WEST 70.37 FEET; THENCE SOUTH 78°56'20" WEST 3.23 FEET TO THE SOUTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 1, ACCORDING TO THE OFFICIAL

PLAT THEREOF, RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 78°52'00" WEST 223.36 FEET ALONG THE SOUTHERLY LINE OF SAID TWIN LAKES R.V. PARK PHASE 1; THENCE NORTH 55°00'00" WEST 84.07 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 73°00'00" WEST 129.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 40°00'00" WEST 29.00 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 50°00'00" WEST 115.09 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF SAID PHASE 1, SAID POINT BEING ALSO ON THE SOUTHERLY LINE OF TWIN LAKES R. V. PARK PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE SOUTH 60°53'33" WEST 44.91 FEET ALONG THE SOUTHERLY LINE OF SAID PHASE 3 TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 38°00'00" EAST, 180 FEET DISTANT; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°N'51", A DISTANCE OF 42.51 FEET; THENCE NORTH 53°00'00" WEST 95.56 FEET ALONG SAID SOUTHERLY LINE; THENCE NORTH 25°30'39" WEST 23.11 FEET TO THE MOST WESTERLY CORNER OF SAID PHASE 3, SAID POINT BEING ALSO ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 24°52'09" WEST 172.00 FEET DISTANT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 4°45'03" A DISTANCE OF 97.18 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS NORTH 24°25'04" WEST 275.00 FEET DISTANT; THENCE ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 18°01'20", A DISTANCE OF 86.50 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 83°36'16" WEST 172.05 FEET; THENCE SOUTH 10°03'00" EAST 287.97 FEET; THENCE NORTH 55°45'00" WEST 182.07 FEET; THENCE NORTH 05°10'00" WEST 47.98 FEET; THENCE SOUTH 84°50'00" WEST 20.00 FEET; THENCE SOUTH 05°10'00" EAST 44.49 FEET; THENCE SOUTH 55°45'00" EAST 209.50 FEET; THENCE SOUTH 10°03'00" EAST 465.52 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 83°11'25" EAST 450.00 FEET DISTANT; THENCE ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 24°55'53", A DISTANCE OF 195.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 18°07'16" EAST 318.68 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF INTERSTATE HIGHWAY 15; THENCE NORTH 63°25'00" EAST 189.06 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO THE POINT OF BEGINNING.

SUBPARCEL B:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OLD LEGAL:

BEGINNING AT A POINT WHICH LIES SOUTH 00°17'07" EAST 1137.65 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 78°52'00" EAST 390.15 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MIDDLETON DRIVE; THENCE SOUTH 54°00'00" WEST 312.29 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT OF A 1347.68 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 6°32'02", A DISTANCE OF 153.69 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 21; THENCE NORTH 00°17'07" WEST 191.28 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

NEW LEGAL (BY BUSH & GUDGELL SURVEY):

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1137.65 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 80°18'17" EAST 352.67 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MIDDLETON DRIVE EXTENSION, DESCRIBED MORE PARTICULARLY IN ROAD DEDICATION, ENTRY #20060059313, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG THE SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, SOUTH 55°24'02" WEST 277.57 FEET TO A POINT ON A 1331.66 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 143.93 FEET THROUGH A CENTRAL ANGLE OF 6°11'33", TO A POINT ON THE WEST LINE OF SAID SECTION 21; THENCE NORTH 01°09'10" EAST ALONG SAID SECTION LINE 173.42 FEET TO THE POINT OF BEGINNING.

SUBPARCEL C:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OLD LEGAL:

BEGINNING AT A POINT WHICH LIES SOUTH 00°17'07" EAST 997.88 FEET ALONG THE SECTION LINE AND EAST 710.92 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ALSO THE NORTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON

FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING THENCE NORTH 78°52'00" EAST 81.02 FEET; THENCE SOUTH 04°40'00" WEST 205.77 FEET; THENCE SOUTH 95.46 FEET; THENCE SOUTH 22°10'00" WEST 124.84 FEET; THENCE SOUTH 01°20'00" WEST 67.59 FEET; THENCE SOUTH 78°52'00" WEST 59.98 FEET; THENCE SOUTH 56°10'00" WEST 70.37 FEET; THENCE SOUTH 78°56'20" WEST 3.23 FEET TO THE SOUTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED AND ON FILE IN THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE NORTH 15°10'00" EAST 167.09 FEET ALONG THE EASTERLY LINE OF SAID PHASE 1 TO THE SOUTHEAST CORNER OF SAID PHASE 2; THENCE NORTH 20°00'00" EAST 183.28 FEET ALONG THE EASTERLY LINE OF SAID PHASE 2; THENCE NORTH 185.98 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

NEW LEGAL (BY BUSH & GUDGELL SURVEY):

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1001.08 FEET AND SOUTH 88°50'50" EAST 710.92 FEET, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY OF MIDDLETON DRIVE EXTENSION, DESCRIBED MORE PARTICULARLY IN ROAD DEDICATION, ENTRY #20060059313, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 80°16'02" EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF THE MIDDLETON DRIVE EXTENSION 81.06 FEET TO THE NORTHEAST CORNER OF PARCEL B-5A OF MIDDLETON TOWN RESURVEY, M.M. SANDERS ENTRY (1971); THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES, SOUTH 06°06'17" WEST 206.17 FEET; THENCE SOUTH 01°26'17" WEST 95.46 FEET; THENCE SOUTH 23°36'17" WEST 124.84 FEET; THENCE SOUTH 02°46'17" WEST 67.59 FEET; THENCE SOUTH 80°18'17" WEST 59.98 FEET; THENCE SOUTH 57°36'17" WEST 70.37 FEET; THENCE SOUTH 80°22'37" WEST 3.23 FEET TO THE SOUTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 1; THENCE NORTH 16°36'17" EAST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION 167.09 FEET TO THE SOUTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 2; THENCE ALONG THE EAST BOUNDARY SAID SUBDIVISION THE FOLLOWING TWO COURSES, NORTH 21°26'17" EAST 183.28 FEET; THENCE NORTH 01°26'17" EAST 186.31 FEET TO THE POINT OF BEGINNING.

SUBPARCEL D:

A PARCEL OF LAND LOCATED IN THE WEST HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1346.81 FEET AND SOUTH 88°50'50" EAST 463.88 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE BOUNDARY CORNER OF TWIN LAKES R.V. PARK PHASE 1 AND TWIN LAKES RESORT PHASE 1, AND RUNNING THENCE NORTH 80°18'17" EAST, ALONG THE BOUNDARY LINE OF TWIN LAKES R.V. PARK PHASE 1, 140.56 FEET TO THE SOUTHEAST CORNER OF TWIN LAKES R.V. PARK PHASE 1; THENCE NORTH 80°22'37" EAST 3.23 FEET; THENCE NORTH 57°36'17" EAST 70.37 FEET; THENCE NORTH 80°18'17" EAST 59.98 FEET, TO A POINT ON THE WEST BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #596788, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE SOUTH 11°23'43" EAST, ALONG TWO (2) PARCELS ENTRY #596788 & ENTRY #208852, 198.09 FEET TO THE SOUTHWEST CORNER OF SAID INSTRUMENT ENTRY #208852; THENCE NORTH 80°18'17" EAST, ALONG SAID INSTRUMENT ENTRY #208852, 50.00 FEET TO THE NORTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #972691, RECORDED AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE SOUTH 27°08'43" EAST, ALONG SAID PARCEL, 207.55 FEET; THENCE SOUTH 09°41'43" EAST, ALONG PARCELS, ENTRY #'S 972691, 914492 OR 886641, 66.00 FEET; THENCE SOUTH 01°58'10" WEST ALONG SAID PARCEL ENTRY #'S 914492 OR 886641, 333.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 15; THENCE NORTH 04°06'32" WEST LEAVING SAID RIGHT OF WAY 324.73 FEET; THENCE NORTH 15°02'37" WEST 179.55 FEET; THENCE NORTH 43°32'52" WEST 107.05 FEET; THENCE SOUTH 73°20'50" WEST 90.90 FEET; THENCE SOUTH 19°08'36" WEST 243.21 FEET; THENCE NORTH 67°36'04" WEST 50.35 FEET; THENCE NORTH 67°26'41" WEST 116.00 FEET TO A POINT ON A 297.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS NORTH 42°26'28" WEST, POINT ALSO BEING ON THE SOUTHEASTERN BOUNDARY OF TWIN LAKES RESORT PHASE 1; THENCE ALONG THE SAID BOUNDARY THE FOLLOWING SEVEN (7) COURSES: CONTINUING ALONG THE ARC OF SAID CURVE 188.41 FEET THROUGH A CENTRAL ANGLE OF 36°17'08" TO A POINT ON A 137.50 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH 57°26'11" WEST; THENCE ALONG THE ARC OF SAID CURVE 38.31 FEET THROUGH A CENTRAL ANGLE OF 15°57'51"; THENCE NORTH 41°28'20" EAST 25.00 FEET TO A POINT

ON A 162.50 RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH 41°28'20" WEST; THENCE ALONG THE ARC OF SAID CURVE 44.26 FEET THROUGH A CENTRAL ANGLE OF 15°36'19" TO A POINT ON A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 19.89 FEET THROUGH A CENTRAL ANGLE OF 56°58'59" TO A POINT ON A 237.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 24.27 FEET THROUGH A CENTRAL ANGLE OF 05°51'18"; THENCE NORTH 13°00'17" WEST 42.40 FEET TO THE POINT OF BEGINNING.

SUBPARCELS:

A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF SECTION 20 AND THE WEST HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST 1416.98 FEET ALONG THE SECTION LINE AND NORTH 88°50'50" WEST 61.02 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT OF WAY OF MIDDLETON DRIVE EXTENSION, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #20060059313, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, SAID POINT ALSO BEING THE WESTERN MOST CORNER OF TWIN LAKES R.V. PARK PHASE 3; AND RUNNING THENCE SOUTH 51°33'43" EAST 95.07 FEET TO A POINT ON A 180.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH 50°05'19" EAST, POINT ALSO BEING ON THE NORTHWESTERN RIGHT OF WAY OF TWIN LAKES DRIVE, MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #265342, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES, CONTINUING ALONG THE ARC OF SAID CURVE 121.76 FEET THROUGH A CENTRAL ANGLE OF 38°45'25"; THENCE SOUTH 01°09'10" WEST 50.34 FEET TO A POINT ON A 425.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 267.19 FEET THROUGH A CENTRAL ANGLE OF 36°01'17"; THENCE SOUTH 37°10'17" WEST 165.01 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 145.26 FEET THROUGH A CENTRAL ANGLE OF 18°29'43" TO A POINT ON A 1233.00 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH 75°37'32" WEST; POINT ALSO BEING ON THE EASTERN RIGHT OF WAY OF TWIN LAKES ROAD, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #743534, RECORDED AND

ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG THE ARC OF SAID CURVE 175.97 FEET THROUGH A CENTRAL ANGLE OF 8°10'37", TO A POINT ON THE EAST LINE OF A PARCEL, MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #985892, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE CONTINUING ALONG THE EAST SIDE OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES, NORTH 08°36'43" WEST 216.80 FEET; THENCE NORTH 54°18'43" WEST 209.50 FEET; THENCE NORTH 03°43'43" WEST 44.49 FEET; THENCE NORTH 86°16'17" EAST 20.00 FEET; THENCE SOUTH 03°43'43" EAST 47.98 FEET; THENCE SOUTH 54°18'43" EAST 182.07 FEET; THENCE NORTH 08°36'43" WEST 287.97 FEET TO A POINT ON THE NORTHEAST CORNER OF SAID PARCEL ENTRY #985892, SAID POINT ALSO BEING ON THE SOUTH BOUNDARY OF NO. 2, IN BOOK 702, PAGE 341, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE NORTH 85°02'33" EAST ALONG THE SOUTH BOUNDARY OF SAID NO. 2, 52.38 FEET TO A POINT ON A 383.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS NORTH 14°22'01" EAST, POINT ALSO BEING ON THE SOUTHERN RIGHT OF WAY OF SAID MIDDLETON DRIVE EXTENSION; THENCE ALONG THE SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, CONTINUING ALONG THE ARC OF SAID CURVE 257.21 FEET THROUGH A CENTRAL ANGLE OF 38°28'38"; THENCE NORTH 65°53'23" EAST 56.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE SUBPARCEL E:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1650.81 FEET AND NORTH 88°50'50" WEST 536.93 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING ON THE WEST RIGHT OF WAY OF TWIN LAKES ROAD, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #743534, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, AND RUNNING THENCE SOUTH 35°35'29" EAST ALONG SAID RIGHT OF WAY 3.11 FEET; THENCE NORTH 54°18'43" WEST 2.12 FEET; THENCE NORTH 03°43'43" WEST 1.29 FEET TO THE POINT OF BEGINNING.

SUBPARCEL F:

A PARCEL OF LAND LOCATED IN THE EAST HALF (1/2) OF SECTION 20 AND THE WEST (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 2032.87 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 54°19'29" WEST 36.83 FEET; THENCE NORTH 58°21'04" WEST 54.94 FEET; THENCE NORTH 45°52'40" WEST 30.13 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF TWIN LAKES DRIVE, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #265342, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, NORTH 37°10'17" EAST 57.66 FEET TO A POINT ON A 475.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 159.17 FEET THROUGH A CENTRAL ANGLE OF 19°11'58" TO A POINT ON A 20.00 FOOT NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS SOUTH 69°19'03" EAST POINT ALSO LIES ON WESTERN MOST POINT OF TWIN LAKES RESORT PHASE 1; THENCE ALONG THE SOUTHERN BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: CONTINUING ALONG THE ARC OF SAID CURVE 39.99 FEET THROUGH A CENTRAL ANGLE OF 114°33'04" TO A POINT ON A 67.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 11.13 FEET THROUGH A CENTRAL ANGLE OF 09°26'43" TO A POINT ON A 287.50 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 1.72 FEET THROUGH A CENTRAL ANGLE OF 1°32'20" TO A POINT ON A 237.50 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 11.05 FEET THROUGH A CENTRAL ANGLE OF 2°40'01"; THENCE SOUTH 53°33'02" WEST 60.00 FEET TO A POINT ON A 297.50 FOOT NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS NORTH 53°33'02" EAST; THENCE ALONG THE ARC OF SAID CURVE 178.60 FEET THROUGH A CENTRAL ANGLE OF 34°23'50"; THENCE SOUTH 31°38'56" WEST 166.92 FEET; THENCE NORTH 58°21'04" WEST 75.00 FEET; THENCE NORTH 54°19'29" WEST 3.27 FEET TO THE POINT OF BEGINNING.

SUBPARCEL G:

A PARCEL OF LAND LOCATED IN THE WEST HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 1637.60 FEET AND SOUTH 88°50'50" EAST 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF TWIN LAKES DRIVE, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #265342, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH, FROM THE

NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SAID EAST RIGHT OF WAY THE FOLLOWING THREE (3) COURSES, NORTH 01°09'10" EAST 50.34 FEET TO A POINT ON A 130.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, 115.53 FEET THROUGH A CENTRAL ANGLE OF 50°55'08" TO A POINT ON A 25.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 6.97 FEET THROUGH A CENTRAL ANGLE OF 15°58'56" TO A POINT ON A 40.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS SOUTH 04°06'04" WEST; THENCE ALONG THE ARC OF SAID CURVE 34.81 FEET THROUGH A CENTRAL ANGLE OF 49°51'18"; THENCE SOUTH 11°44'16" WEST 184.85 FEET; THENCE SOUTH 37°04'53" EAST 58.95 FEET; THENCE SOUTH 54°40'43" WEST 57.79 FEET TO A POINT ON A 92.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS SOUTH 54°40'43" WEST; THENCE ALONG THE ARC OF SAID CURVE 45.16 FEET THROUGH A CENTRAL ANGLE OF 27°58'15" TO A POINT ON A 20.00 FOOT REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 25.61 FEET THROUGH A CENTRAL ANGLE OF 73°22'05" TO A POINT ON A 475.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, POINT ALSO BEING ON THE EAST RIGHT OF WAY OF SAID TWIN LAKES DRIVE; THENCE ALONG THE ARC OF SAID CURVE 73.98 FEET ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 8°55'23" TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL 2 ONLY, THE FOLLOWING:

ALL OF TWIN LAKES R.V. PARK PHASES 1, 2 AND 3, AND FURTHER LESS ANY LAND IN MIDDLETON DRIVE, TWIN LAKES DRIVE, AND TWIN LAKES ROAD, AND FURTHER LESS ANY LAND PREVIOUSLY DEEDED TO ATKIN, AND FURTHER LESS TWIN LAKES RESORT PHASE 1.

ALSO LESS AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL 2 ONLY THE FOLLOWING PORTION THAT WAS INCLUDED WITHIN THAT CORRECTED TRUSTEE'S DEED, RECORDED FEBRUARY 6, 2007 AS ENTRY NO. 20070006331 OF WASHINGTON COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OLD LEGAL:

A PARCEL OF LAND LOCATED IN THE EAST ONE HALF (1/2) OF SECTION 20 AND THE WEST ONE HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 01°09'10" WEST ALONG SAID WEST LINE 2000.65 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21, RUNNING THENCE SOUTH 59°47'21" EAST 22.94 FEET; THENCE SOUTH 55°45'46" EAST 40.10 FEET; THENCE SOUTH 59°47'21" EAST 75.00 FEET; THENCE NORTH 30°12'39" EAST 150.04 FEET TO THE POINT OF A 297.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 11°11'43" EAST, THENCE ALONG SAID CURVE 319.82 FEET THROUGH A CENTRAL ANGLE OF 61°35'43" THENCE SOUTH 64°26'53" EAST 140.16 FEET; THENCE SOUTH 69°02'21" EAST 50.35 FEET; THENCE NORTH 17°42'19" EAST 243.21 FEET; THENCE NORTH 71°54'33" EAST 90.99 FEET; THENCE SOUTH 44°59'09" EAST 107.05 FEET; THENCE SOUTH 16°28'54" EAST 179.55 FEET; THENCE SOUTH 5°32'49" EAST 324.73 FEET; THENCE SOUTH 73°56'35" WEST 231.82 FEET; THENCE SOUTH 63°24'50" WEST 921.90 FEET TO THE POINT OF A 367.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 70°13'36" EAST; THENCE ALONG SAID CURVE 35.92 FEET THROUGH A CENTRAL ANGLE OF 5°36'27"; THENCE NORTH 14°09'57" WEST 501.77 FEET TO THE POINT OF A 1233.00 FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE 37.18 FEET THROUGH A CENTRAL ANGLE OF 1°43'39" TO THE POINT OF A 20.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 74°06'23" EAST; THENCE ALONG SAID CURVE 25.59 FEET THROUGH A CENTRAL ANGLE OF 73°18'01" TO THE POINT OF A 75.00 FOOT RADIUS REVERSE CURVE TO THE LEFT WHOSE RADIUS BEARS NORTH 32°35'36" WEST; THENCE ALONG SAID CURVE 37.58 FEET THROUGH A CENTRAL ANGLE OF 28°42'19"; THENCE NORTH 28°42'05" EAST 107.42 FEET TO THE POINT OF A 275.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 38.13 FEET THROUGH A CENTRAL ANGLE OF 7°56'41"; THENCE NORTH 36°38'46" EAST 53.21 FEET TO THE POINT OF BEGINNING.

NEW LEGAL (BY BUSH & GUDGELL SURVEY):

A PARCEL OF LAND LOCATED IN THE EAST ONE HALF (1/2) OF SECTION 20 AND THE WEST ONE HALF (1/2) OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES SOUTH 01°09'10" WEST ALONG THE SECTION LINE 2032.87 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 54°19'29" EAST 3.27 FEET; THENCE SOUTH 58°21'04" EAST 75.00 FEET; THENCE NORTH 31°38'56" EAST 166.92 FEET TO A POINT ON A 297.50 FOOT RADIUS NON-

TANGENT CURVE TO THE LEFT, POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF TWIN LAKES RESORT PHASE 1, WITH A RADIUS WHICH BEARS NORTH 19°09'12" EAST; THENCE ALONG THE ARC OF SAID CURVE 319.82 FEET THROUGH A CENTRAL ANGLE OF 61°35'40"; THENCE SOUTH 67°26'41" EAST 116.00 FEET; THENCE SOUTH 67°36'04" EAST 50.35 FEET; THENCE NORTH 19°08'36" EAST 243.21 FEET; THENCE NORTH 73°20'50" EAST 90.90 FEET TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT ENTRY #208852, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE SOUTH 43°32'52" EAST 107.05 FEET; THENCE SOUTH 15°02'37" EAST 179.55 FEET; THENCE SOUTH 04°06'32" EAST 324.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF INTERSTATE 15; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, SOUTH 75°22'52" WEST 231.82 FEET; THENCE SOUTH 64°51'07" WEST 917.54 FEET TO THE POINT ON THE EAST RIGHT OF WAY OF TWIN LAKES DRIVE, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #265342, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE NORTH 16°40'59" WEST 87.04 FEET TO A POINT ON THE EAST RIGHT OF WAY OF TWIN LAKES ROAD, MORE PARTICULARLY DESCRIBED IN ROAD DEDICATION ENTRY #743534, RECORDED AND ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, STATE OF UTAH; THENCE NORTH 12°43'34" WEST ALONG SAID RIGHT OF WAY 364.67 FEET TO A 400.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS SOUTH 86°15'05" EAST, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY OF SAID TWIN LAKES DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, CONTINUING ALONG SAID CURVE 233.34 FEET THROUGH A CENTRAL ANGLE OF 33°25'24"; THENCE NORTH 37°10'17" EAST 107.35 FEET; THENCE SOUTH 45°52'40" EAST 30.13 FEET; THENCE SOUTH 58°21'04" EAST 54.94 FEET; THENCE SOUTH 54°19'29" EAST 36.83 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NOS.: SGM-5-1; SGM-5-1-B; SGM-5-1-C; SGM-5-1-D;
SG-5-2-20-12101; SGM-5-1-F

EXHIBIT "A"

TWIN LAKES RGM TO AFCU PARCELS (November 28, 2017)

Parcel #2

Commencing at the West ¼ Corner of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 01°08'59" West, along the Section line, a distance of 465.34 feet; Thence North 90°00'00" West, a distance of 231.67 feet to the Point of Beginning, said point being on a curve to the right, of which the radius point lies South 77°35'20" East, a radial distance of 400.00 feet, thence Northeasterly along the arc of said curve, through a central angle of 24°45'25", a distance of 172.84 feet; Thence North 37°10'06" East, a distance of 107.27 feet; Thence South 45°52'40" East, a distance of 30.04 feet; Thence South 58°21'04" East, a distance of 54.94 feet; Thence South 54°19'29" East, a distance of 9.82 feet; Thence South 48°55'07" West, a distance of 282.61 feet, to the Point of Beginning.

Containing: 15,850 square feet or 0.36 acres, more or less.

Parcel #4

Limited Common Area Parcel

Commencing at the West ¼ Corner of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 01°08'59" West, along the Section line, a distance of 718.23 feet; Thence North 90°00'00" East, a distance of 141.22 feet to the Point of Beginning, Thence North 31°38'56" East, a distance of 21.12 feet, to the beginning of a non-tangent curve to the left, of which the radius point lies North 19°09'12" East, a radial distance of 297.50 feet; thence Easterly along the arc of said curve, through a central angle of 61°35'40", a distance of 319.82 feet; Thence South 67°20'11" East, a distance of 15.31 feet; Thence South 44°34'12" West, a distance of 19.02 feet; Thence South 55°40'15" West, a distance of 67.32 feet; Thence South 60°58'35" West, a distance of 41.02 feet; Thence South 65°16'51" West, a distance of 16.42 feet; Thence South 70°44'04" West, a distance of 16.74 feet; Thence South 75°04'19" West, a distance of 12.77 feet; Thence South 78°06'54" West, a distance of 14.87 feet; Thence South 80°24'52" West, a distance of 18.88 feet; Thence South 83°02'58" West, a distance of 9.69 feet; Thence South 86°37'43" West, a distance of 21.54 feet; Thence South 88°49'43" West, a distance of 14.09 feet; Thence North 89°13'13" West, a distance of 15.38 feet; Thence North 85°52'00" West, a distance of 13.42 feet; Thence North 80°26'06" West, a distance of 10.79 feet; Thence North 75°19'52" West, a distance of 12.99 feet; Thence North 71°41'12" West, a distance of 17.53 feet; Thence North 69°35'05" West, a distance of 30.65 feet, to the Point of Beginning.

Containing: 6,730 square feet or 0.15 acres, more or less.

Common Area Parcel

Commencing at the West ¼ Corner of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 01°08'59" West, along the Section line, a distance of 718.23

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feet; Thence North 90°00'00" East, a distance of 141.22 feet to the Point of Beginning, Thence South 69°35'05" East, a distance of 30.65 feet; Thence South 71°41'12" East, a distance of 17.53 feet; Thence South 75°19'52" East, a distance of 12.99 feet; Thence South 80°26'06" East, a distance of 10.79 feet; Thence South 85°52'00" East, a distance of 13.42 feet; Thence South 89°13'13" East, a distance of 15.38 feet; Thence North 88°49'43" East, a distance of 14.09 feet; Thence North 86°37'43" East, a distance of 21.54 feet; Thence North 83°02'58" East, a distance of 9.69 feet; Thence North 80°24'52" East, a distance of 18.88 feet; Thence North 78°06'54" East, a distance of 14.87 feet; Thence North 75°04'19" East, a distance of 12.77 feet; Thence North 70°44'04" East, a distance of 16.74 feet; Thence North 65°16'51" East, a distance of 16.42 feet; Thence North 60°58'35" East, a distance of 41.02 feet; Thence North 55°40'15" East, a distance of 67.32 feet; Thence North 44°34'12" East, a distance of 19.02 feet; Thence South 67°28'28" East, a distance of 55.70 feet; Thence South 69°21'01" West, a distance of 78.21 feet; Thence South 56°14'47" West, a distance of 37.15 feet; Thence South 67°30'13" West, a distance of 61.92 feet; Thence South 73°34'10" West, a distance of 47.34 feet; Thence South 86°16'24" West, a distance of 71.73 feet; Thence North 84°19'47" West, a distance of 28.50 feet; Thence North 76°24'47" West, a distance of 26.33 feet; Thence North 68°52'01" West, a distance of 52.40 feet; Thence North 31°38'56" East, a distance of 11.56 feet, to the Point of Beginning.

Containing: 7,258 square feet or 0.17 acres, more or less.

Parcel #6

Commencing at the West ¼ Corner of Section 21, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 01°08'59" West, along the Section line, a distance of 774.66 feet; Thence North 90°00'00" East, a distance of 617.33 feet to the Point of Beginning, Thence North 19°08'16" East, a distance of 140.34 feet; Thence South 04°10'03" East, a distance of 60.41 feet; Thence South 12°12'06" East, a distance of 113.61 feet; Thence North 62°38'49" West, a distance of 83.85 feet, to the Point of Beginning.

Containing: 5,352 square feet or 0.12 acres, more or less.