

When recorded, mail to:
Clark Giles, Esq.
Roy, Quinney and Nebeker
400 Deseret Building
Salt Lake City, Utah 84111

S-13899

WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Valley Bank and Trust Company, a Utah corporation (herein designated "Grantor"), hereby conveys and warrants to ECKIDS Limited Liability Company, a Wyoming Limited Liability Company (herein designated "Grantee"), whose address is P.O. Box 30000, Salt Lake City, Utah 84125, that certain real property situated in Summit County, State of Utah, which is described in Exhibit "A" attached hereto and incorporated herein by this reference.

The grant, conveyance and warranty made by Grantor to Grantee pursuant to this Special Warranty Deed is subject to and limited by the effect of the following:

a. Any and all charges and assessments of Park City Municipal Corporation.

b. Any and all charges and assessments of the Snyderville Basin Sewer Improvement District.

c. The terms and conditions of the Declaration of Protective Covenants executed by Deer Valley Resort Company, a Utah Limited Partnership, and recorded May 4, 1989 as Entry No. 307700 in Book 520 at Page 405 of the official records.

d. The terms and conditions of the Declaration of Condominium for Golden Deer Phase I, recorded December 27, 1990 as Entry No. 334607 in Book 591 at Page 484 of the official records.

e. The Reservations contained in that certain Special Warranty Deed executed by United Park City Mines Company, a Delaware corporation, and recorded August 17, 1979 as Entry No. 158551 in Book M139 at Page 274 of the official records reserving all ores and minerals and rights related thereto for the mining and removal of the same.

f. The terms, conditions and covenants contained in that certain Special Warranty Deed executed by Deer Valley Resort Company, a Utah Limited Partnership, in favor of Gold Deer at Deer Valley, Inc. and recorded July 12, 1989 as Entry No. 310420 in Book 528 at Page 11 of the official records.

REC'D BY Dg. 1754
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
HIGH COUNTRY TITLE
91 DEC 31 PM 3:19
352249
FILED NOTE

g. The restrictions and other provisions contained in that certain unrecorded agreement by and between Deer Valley Resort Company, a Utah Limited Partnership, and Malcolm S. MacQuoid dated July 26, 1988 as disclosed by that certain Special Warranty Deed executed by Deer Valley Resort Company, a Utah Limited Partnership, in favor of Silver Lake Village Plaza Association, a Utah Corporation, and recorded July 12, 1989 as Entry No. 310418 in Book 528 at Page 1 of the official records.

h. The easement in favor of Snyderville Basin Sewer Improvement District for repair, maintenance and operation of sewers, pipes and appurtenances pursuant to the instrument recorded September 30, 1986, as Entry No. 258672 in Book 401 at Page 234 of the official records.

i. The terms and conditions contained in that certain agreement by and between Snyderville Basin Sewer Improvement District and Deer Valley Resort Company, a Utah Limited Partnership, recorded February 1, 1985 as Entry No. 230175 in Book 330 at Page 248 of the official records.

DATED this 30th day of December, 1991.

VALLEY BANK AND TRUST COMPANY, a
Utah corporation

By *M. Craig Zollinger*
M. Craig Zollinger, Vice President

By *Bruce J. Zenger*
Bruce J. Zenger, Vice President

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

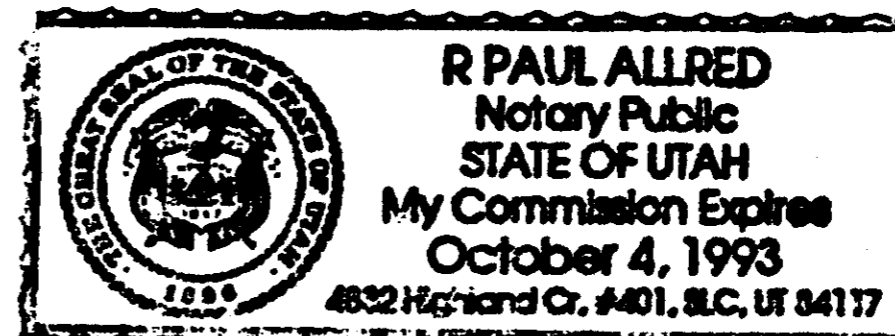
The foregoing instrument was acknowledged before me this 30th day of December, 1991 by M. Craig Zollinger and Bruce J. Zenger, each being vice presidents of Valley Bank and Trust Company, a Utah corporation.

R. Paul Allred

NOTARY PUBLIC
Residing at: _____

My Commission Expires:
10/4/93

WJF:123091A



BOOK 340 PAGE 227

EXHIBIT A

PROPERTY DESCRIPTION

That certain parcel of real property situated in Summit County, State of Utah and more particularly described as follows:

UNITS 101, 102, 103, 201, 203, 204, 205, 206, 207, 209, 301, 302, 303, 304, 305, 306, 401, and 402, GOLDEN DEER PHASE I, a Utah condominium project, together with an undivided 70.92% ownership interest in and to the common areas and facilities of the project as the same are identified and established in the Record of Survey Map recorded December 27, 1990 as Entry No. 334606 and the Declaration of Condominium recorded December 27, 1990, as Entry No. 334607 in Book 591, at page 484, of the Official records in the office of the Summit County Recorder.