

When recorded, return to:

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00767279 Bk01768 Pg00955-00959
ALAN SPRIGGS, SUMMIT CO RECORDER
2006 FEB 02 10:11 AM FEE \$20.00 BY GGB
REQUEST: SNELL & WILMER LLP

**CORRECTIVE
SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **CUMMING INVESTMENT COMPANY, L.C.**, a Wyoming limited liability company ("**Grantor**"), hereby conveys to **RED ROCK RANCH DEVELOPMENT LLC**, a Utah limited liability company ("**Grantee**"), whose address is P.O. Box 4646, 544 Park Avenue, Park City, Utah 84060, the following real property situated in Summit County, Utah:

See **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**").

TOGETHER WITH together with all improvements and fixtures thereon and all rights and privileges appurtenant thereto.

SUBJECT to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, covenants, conditions, and restrictions as may appear of record, and other matters of record.

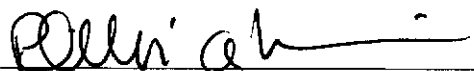
And Grantor hereby binds itself and its successors to warrant and defend the title to the Property, as against all acts of Grantor herein and none other, subject to the matters above set forth.

Dated effective as of January 1, 2005.

This Corrective Special Warranty Deed is being recorded for the sole purpose of correcting the effective date of that certain Special Warranty Deed recorded on June 22, 2005 as Entry No. 00740167, in Book 01709, beginning at Page 1408, in the official records of the Summit County Recorder (the "**Original Deed**") from January 1, 2003 to January 1, 2005. It is the intent of the Grantor and Grantee that the effective date of the conveyance contemplated under the Original Deed is January 1, 2005.

GRANTOR:

Cumming Investment Company, L.C.,
a Wyoming limited liability company

By: 
Phillip A. Coosaia
Its Chief Operating Officer

GRANTEE:

Red Rock Ranch Development LLC,
a Utah limited liability company

By: Cumming Investment Company, L.C.,
a Wyoming limited liability company
Its: Manager

By: *Phillip A. Coosaia*
Phillip A. Coosaia
Its Chief Operating Officer

STATE OF WYOMING)
) ss.
County of Teton)



The foregoing instrument was acknowledged before me this 24th day of January, 2006, by Phillip A. Coosaia, Chief Operating Officer of Cumming Investment Company, L.C., a Wyoming limited liability company, on behalf of said limited liability company.

My Commission Expires:

May 12, 2009

Erin Rosenberg
NOTARY PUBLIC

STATE OF WYOMING)
) ss.
County of Teton)



The foregoing instrument was acknowledged before me this 24th day of January, 2006, by Phillip A. Coosaia, Chief Operating Officer of Cumming Investment Company, L.C., a Wyoming limited liability company, the manager of Red Rock Ranch Development LLC, a Utah limited liability company, on behalf of Red Rock Ranch Development LLC.

Erin Rosenberg
Notary Public

EXHIBIT A

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 55 DEGREES 22 MINUTES 05 SECONDS EAST 578.32 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF 1-80 INTERSTATE) AND RUNNING THENCE SOUTH 07 DEGREES 25 MINUTES 42 SECONDS EAST 28.55 FEET ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING RIGHT-OF-WAY MARKER; THENCE SOUTH 07 DEGREES 25 MINUTES 42 SECONDS EAST 1320.58 FEET, ALONG SAID RIGHT-OF-WAY LINE TO AN EXISTING FENCE LINE; THENCE SOUTH 85 DEGREES 03 MINUTES 40 SECONDS WEST 677.72 FEET, ALONG SAID FENCE; THENCE SOUTH 06 DEGREES 08 MINUTES 05 SECONDS WEST 289.83 FEET; ALONG SAID FENCE LINE TO THE EASTERLY LINE OF WEBER BEND RANCH SUBDIVISION; THENCE SOUTH 75 DEGREES 27 MINUTES 22 SECONDS WEST 165.43 FEET, ALONG SAID LINE; THENCE NORTH 46 DEGREES 43 MINUTES 25 SECONDS WEST 134.19 FEET, ALONG SAID LINE ALSO BEING AN EXISTING FENCE LINE TO A REBAR AND CAP; THENCE NORTH 25 DEGREES 53 MINUTES 22 SECONDS WEST 178.54 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE NORTH 21 DEGREES 39 MINUTES 11 SECONDS WEST 60.20 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE NORTH 17 DEGREES 30 MINUTES 04 SECONDS EAST 148.42 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE NORTH 08 DEGREES 30 MINUTES 29 SECONDS EAST 94.33 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE NORTH 08 DEGREES 27 MINUTES 02 SECONDS WEST 94.22 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE SOUTH 81 DEGREES 52 MINUTES 02 SECONDS WEST 228.22 FEET; THENCE NORTH 30 DEGREES 15 MINUTES 05 SECONDS WEST 281.96 FEET, ALONG SAID LINE BEING THE KURTIS M. GREENWOOD PROPERTY LINE; THENCE NORTH 84 DEGREES 03 MINUTES 40 SECONDS EAST 9.00 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE NORTH 30 DEGREES 07 MINUTES 40 SECONDS WEST 169.35 FEET, ALONG SAID LINE TO A REBAR AND CAP; THENCE SOUTH 87 DEGREES 34 MINUTES 23 SECONDS WEST 9.69 FEET; THENCE NORTH 30 DEGREES 15 MINUTES 05 SECONDS WEST 47.01 FEET; THENCE NORTH 15 DEGREES 18 MINUTES 05 SECONDS WEST 161.60 FEET, ALONG SAID PROPERTY TO A POINT WHICH INTERSECTS THE EASTERLY DEED LINE OF THE LELAND CLAIR WILDE DEED NO. M123-831; THENCE NORTH 05 DEGREES 24 MINUTES 18 SECONDS EAST 447.57 FEET, ALONG SAID DEED LINE TO AN OLD EXISTING FENCE LINE; THENCE NORTH 86 DEGREES 09 MINUTES 15 SECONDS EAST 1325.87 FEET, ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 1780.45 FEET AND WEST 842.27 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING A REBAR AND CAP AT AN EXISTING FENCE CORNER) AND RUNNING THENCE SOUTH 85 DEGREES 14 MINUTES 41 SECONDS WEST 835.33 FEET, ALONG AN OLD EXISTING FENCE LINE

TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH STATE PARKS RECREATION (FORMERLY KNOWN AS THE UNION PACIFIC RAILROAD); THENCE NORTH 07 DEGREES 59 MINUTES 52 SECONDS WEST 1344.27 FEET, ALONG SAID LINE TO A 6" STEEL POST; THENCE NORTH 86 DEGREES 22 MINUTES 02 SECONDS EAST 1207.95 FEET, ALONG AN EXISTING PANEL FENCE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE HOYTSVILLE ROAD (SAID POINT BEING A 6" STEEL POST); THENCE SOUTH 18 DEGREES 33 MINUTES 56 SECONDS EAST 271.93 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A REBAR AND CAP; THENCE SOUTH 20 DEGREES 47 MINUTES 40 SECONDS WEST 142.13 FEET, TO A REBAR AND CAP; THENCE SOUTH 13 DEGREES 48 MINUTES 21 SECONDS WEST 114.30 FEET, TO A REBAR AND CAP; THENCE SOUTH 08 DEGREES 25 MINUTES 45 SECONDS WEST 98.70 FEET, TO A REBAR AND CAP; THENCE SOUTH 05 DEGREES 39 MINUTES 10 SECONDS EAST 49.37 FEET, TO A REBAR AND CAP; THENCE NORTH 87 DEGREES 19 MINUTES 25 SECONDS EAST 214.36 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF THE HOYTSVILLE ROAD (SAID POINT BEING A REBAR AND CAP); THENCE SOUTH 18 DEGREES 08 MINUTES 20 SECONDS EAST 446.95 FEET, ALONG SAID RIGHT-OF-WAY LINE TO A REBAR AND CAP; THENCE SOUTH 85 DEGREES 14 MINUTES 59 SECONDS WEST 507.79 FEET, ALONG AN EXISTING FENCE LINE TO A REBAR AND CAP; THENCE SOUTH 07 DEGREES 55 MINUTES AND 55 SECONDS WEST 235.55 FEET, ALONG SAID FENCE TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND HAVING A BASIS SOUTH OF BEARING TAKEN AS SOUTH BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH CORNER IS A 2" ALUMINUM CAP MARKED SUMMIT COUNTY SURVEY AT A FOUR WAY FENCE CORNER, AND RUNNING THENCE SOUTH 2650.58 FEET, ALONG THE EASTERLY SECTION LINE OF THE NORTHEAST QUARTER OF ABOVE SAID SECTION TO THE EAST QUARTER CORNER, SAID CORNER BEING AN EXISTING STONE AT A THREE WAY FENCE CORNER; THENCE SOUTH 00 DEGREES 14 MINUTES 11 SECONDS WEST 655.59 FEET, ALONG THE EASTERLY SECTION LINE OF THE SOUTHEAST QUARTER OF ABOVE SAID SECTION TO AN INTERSECT POINT ON AN OLD EXISTING FENCE LINE; THENCE NORTH 89 DEGREES 24 MINUTES 13 SECONDS WEST 1414.10 FEET, ALONG SAID FENCE LINE; THENCE SOUTH 86 DEGREES 01 MINUTES 38 SECONDS WEST 748.52 FEET, ALONG SAID FENCE LINE; THENCE SOUTH 85 DEGREES 25 MINUTES 20 SECONDS WEST 449.29 FEET, TO THE EASTERLY LINE OF RICHARD AND DIANE WILSON PROPERTY; THENCE NORTH 18 DEGREES 46 MINUTES 31 SECONDS WEST 150.00 FEET, ALONG SAID LINE; THENCE SOUTH 85 DEGREES 25 MINUTES 20 SECONDS WEST 168.20 FEET, ALONG SAID LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HOYTSVILLE ROAD; THENCE NORTH 17 DEGREES 48 MINUTES 45 SECONDS WEST 13.32 FEET, ALONG SAID ROAD LINE; THENCE NORTH 18 DEGREES 46 MINUTES 31 SECONDS WEST 307.94 FEET, ALONG SAID ROAD LINE; THENCE NORTH 17 DEGREES 54 MINUTES 41 SECONDS WEST 721.30 FEET, ALONG SAID ROAD LINE TO A FENCE LINE LOCATED ON THE WESTERLY SIDE OF AN IRRIGATION DITCH, ALSO SAID FENCE BEING THE EASTERLY LINE OF THE ROBERT AND CAROLE CARTER PROPERTY; THENCE NORTH 32 DEGREES 14 MINUTES

53 SECONDS EAST 162.06 FEET, ALONG SAID FENCE LINE; THENCE NORTH 01 DEGREES 43 MINUTES 31 SECONDS WEST 24.10 FEET, ALONG SAID FENCE LINE TO A PIPE FENCE LINE; THENCE NORTH 86 DEGREES 17 MINUTES 14 SECONDS EAST 435.24 FEET, ALONG SAID PIPE FENCE LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 2106.70 FEET, ALONG SAID QUARTER SECTION LINE TO THE NORTH QUARTER CORNER OF ABOVE SAID SECTION; THENCE SOUTH 89 DEGREES 12 MINUTES 52 SECONDS EAST 2628.83 FEET, ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

Tax Parcel Numbers: NS-463, NS-476 and NS-482-F

BK1768 PG0959