

When recorded, return to:
Premium Title and Escrow
2115 South Dallin Street
Salt Lake City, Utah 84109
File No.: 100475

Entry 2008003605
Book 1085 Page 644-649 \$396.00
14-APR-08 04:07
RANDY SIMMONS
RECORDER, UINTAH COUNTY, UTAH
SILVER PINES CONDOMINIUMS LLC
8703 SO SANDY PRWY SANDY UTAH 84070
Rec By: CONNIE SIMPER, DEPUTY

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WARRANTY DEED

Vernal Point, LLC., of Salt Lake City, Salt Lake County, State of Utah, **Grantor**, hereby CONVEY and WARRANTY to **Silver Pines Condominiums, LLC.**, of Sandy, Salt Lake County, State of Utah, **Grantee**, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Uintah County, State of Utah, to wit:

See Attached Exhibit "A", "B", and "C"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2008 taxes and thereafter.

WITNESS, the hand of said grantor, this 14 day of April, 2008


Vernal Point, LLC.
Sam Zitting, Manager

State of Utah)
)ss
County of Salt Lake)

On the 14 day of April, 2008, personally appeared before me Sam Zitting, Manager of Vernal Point, LLC., the signer of the within instrument, who duly acknowledged to me that he executed the same and that he has the authority to sign the foregoing instrument.


Notary Public

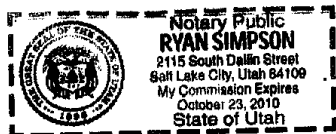


EXHIBIT "A"

Beginning at a point which bears 177.36 feet South 01 degree 47'00" East and 152.31 feet North 88 degrees 13'00" East from the Northwest corner of the Southwest ¼ of the Northeast ¼ of Section 26, Township 4 South, Range 21 East, Salt Lake Base and Meridian, said point also being the Northwest corner of Lot 8, Central Park Subdivision Plat "A" (Pre-Revision), and running thence North 87 degrees 57'35" East 106.09 feet; thence North 02 degrees 02'25" West 178.04 feet, to the North line Southwest ¼ Northeast ¼ said Section 26; thence North 87 degrees 57'35" East, along said North line, 1127.02 feet; thence South 01 degrees 59'43" East Parallel to the East line Southwest ¼ Northeast ¼ said section 26, 1324.82 feet, to the South line Southwest ¼ Northeast ¼, said Section 26; thence South 88 degrees 10'34" West, along said South line, 67.87 feet, to the East line Southwest ¼ Northeast ¼, said Section 26 (said East line is also the East line of the Jean R. Jones Subdivision); thence North 01 degrees 59'43" West, along the East line Southwest ¼ Northeast ¼, said Section 26, 98.97 feet; Thence North 80 degrees 11'46" West, along the North line of the Jean R. Jones Subdivision, 85.20 feet; thence South 89 degrees 18'14" West, along the North line of the Jean R. Jones Subdivision 201.30 feet; thence North 56 degrees 11'46" West, along the North line of the Jean R. Jones Subdivision, 204.60 feet; thence North 85 degrees 41'46" West, along the North line of the Jean R. Jones Subdivision, 99.00 feet; thence North 54 degrees 41'46" West, along the North line of the Jean R. Jones Subdivision, 183.40 feet, to the Southeast corner of Lot 39, Central Park Subdivision Plat "A" (Pre-Revision); thence North 20 degrees 22'55" East, along the East line of said Lot 39, 144.78 feet, to the Northeast corner of said Lot 39; thence North 69 degrees 37'05" West, along the North line of said Lot 39, a distance of 79.97 feet, to a point on the North line of Lot 29, Central Park Subdivision Plat "A" (Pre-Revision); thence North 73 degrees 37'05" West, along the North line of said Lot 29, 145.99 feet, to the Northwest corner of Lot 28, Central Park Subdivision Plat "A" (Pre-Revision); thence North 16 degrees 22'55" East 66.00 feet, to a point on the South line of Lot 30, Central park Subdivision, Plat "A" (Pre-Revision); thence North 73 degrees 37'05" West along said South line 7.00 feet, to the Southeast corner Lot 23, Central Park Subdivision Plat "A" (Revised); thence North 16 degrees 22'55" East, along the East line of Central Park Subdivision Plat "A" (Revised), 101.92 feet; thence North 01 degrees 47'00" West, along said East line, 292.95 feet, to the Northeast corner Lot 21, Central Park Subdivision Plat "A" (Revised); thence South 88 degrees 13'00" West, along the North line of said Lot 21, 183.00 feet; thence South 01 degree 47'00" East 0.83 feet, to the Northeast corner of Lot 7, Central Park Subdivision, Plat "A" (Revised); thence South 88 degrees 13'00" West, along the North line said Lot 7, 116.00 feet, to the Northwest corner of said Lot 7; thence North 01 degree 47'00" West parallel to the West line Southwest ¼ Northeast ¼ said Section 26, 95.51 feet to the point of beginning.

Tax Serial No.: 05-053-0002 and 05-053-0201 thru 05-053-0576

Exhibit B

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Beginning at a point in the Southwest Quarter Northeast Quarter of Section 26, Township 4 South, Range 21 East, Salt Lake Base and Meridian which bears South 01°47'00" East along the West line of the Northeast Quarter of said section 178.00 feet and North 87°57'39" East Parallel with the North line of the said Southwest Quarter Northeast Quarter 152 feet from the Northwest Corner of the said Southwest Quarter Northeast Quarter; thence North 87°57'39" East Parallel with the said North line of the Southwest Quarter Northeast Quarter 106.46 feet; thence North 02°03'40" West 178.00 feet to a point on the said North line of the Southwest Quarter Northeast Quarter which bears North 87°57'39" East 257.60 feet from the said Northwest Corner of the Southwest Quarter Northeast Quarter; thence North 87°57'30" East along the said North line of the Southwest Northeast Quarter 412.64 feet; thence South 02°02'21" East 134.31 feet; thence South 24°16'37" East 47.68 feet; thence South 02°02'21" East 273.05 feet; thence North 87°57'39" East 15.00 feet; thence South 16°43'36" East 92.79 feet; thence South 35°15'53" West 80.00 feet; thence South 54°39'12" West 66.73 feet; thence South 14°42'38" West 152.87 feet to a non tangent curve concave to the Southwest Having a Delta Angle of 2°00'12", a Radius of 1145.45 feet and a chord bearing of North 72°36'50" West; thence Northwesterly along the arc of said curve a distance of 40.05 feet; thence North 73°37'05" West 146.00 feet to the Northeast corner of Lot 27 of the Central Park Subdivision Plat "A" Revised; thence the following four calls along the Eastern Boundary of said subdivision, (i) North 16°22'55" East 66.00 feet, (ii) North 73°37'05" West 7.00 feet, (iii) North 16°22'55" East 101.92 feet, (iv) North 01°47'00" West 292.95 feet to the Northeast Corner of Lot 21 of said subdivision; thence the following three calls along the Northern Boundary of the said subdivision, (i) South 88°13'00" West 183.17 feet (previously recorded on the plat of said subdivision as being 183.00 feet), (ii) South 01°47'00" East 1.59 feet (previously recorded on the plat of said subdivision as being 0.83 feet) (iii) South 88°13'00" West 116.00 feet to the Northwest Corner of Lot 7 of said subdivision; leaving said subdivision boundary, thence North 01°47'00" West parallel with the said West line of the Northeast Quarter 96.25 feet to the point of beginning. Basis of Bearings is the said West line of the Northeast Quarter which is calculated from the Uintah County Surveyor's Control Maps to Bear North 01°47'00" West.

(Being the proposed plat of Silver Pines Condominiums Phase 1)

05-053-0201 thru 05-053-0576

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Exhibit C

Beginning at a point on the North line of the Southwest Quarter Northeast Quarter of Section 26, Township 4 South, Range 21 East, Salt Lake Base and Meridian which bears North 87°57'39" East 670.24 feet from the Northwest corner of the said Southwest Quarter Northeast Quarter; thence North 87°57'39" East along the said North line of the Southwest Quarter Northeast Quarter 715.23 feet; thence South 01°59'43" East parallel with the East line of the said Southwest Quarter Northeast Quarter 1325.23 feet to a point on the South Line of the said Northeast Quarter which bears South 88°10'40" West 1253.77 feet from the East Quarter Corner of said section; thence South 88°10'40" West along the said South line of the Northeast Quarter 68.30 feet to the Southeast Corner of the said Southwest Quarter Northeast Quarter; thence North 01°59'43" West along the East Boundary of the Jean R. Jones Subdivision, being the said East line of the Southwest Quarter Northeast Quarter 99.00 feet; thence the following three calls along the Northern Boundary of the Jean R. Jones Subdivision, (i) North 80°11'46" West 85.50 feet, (ii) South 89°18'14" West 201.30 feet, (iii) North 56°11'46" West 104.60 feet; leaving said subdivision boundary, thence North 35°07'21" West 45.09 feet; thence North 10°44'15" West 53.22 feet; thence North 79°56'07" West 122.83 feet; thence North 73°00'07" West 17.77 feet; thence North 67°08'26" West 35.21 feet; thence South 81°48'42" West 30.84 feet; thence South 19°52'16" West 19.59 feet to the said Northern Subdivision Boundary; thence North 54°41'46" West along the said Northern Subdivision Boundary 108.19 feet; leaving said subdivision boundary, thence North 20°22'55" East 144.97 feet; thence North 69°37'05" West 65.63 feet tangent to and to a curve concave to the Southwest having a delta angle of 1°59'48" and a radius of 1145.45 feet; thence Northwesterly along the arc of said curve a distance of 39.92 feet to the Eastern Boundary of Silver Pines Condominiums, Phase 1; thence the following eight calls along the said Eastern Boundary of the Silver Pines Condominiums, Phase 1 (i) North 14°42'38" East 152.87 feet, (ii) North 54°39'12" East 66.73 feet, (iii) North 35°15'53" East 80.0 feet, (iv) North 16°43'36" West 92.79 feet, (v) South 87°57'39" West 15.00 feet, (vi) North 02°02'21" West 273.05 feet, (vii) North 24°16'37" West 47.68 feet, (viii) North 02°02'21" West 134.31 feet to the point of beginning. Basis of Bearings is the said West line of the Northeast Quarter which is calculated from the Uintah County Surveyor's Control Maps to Bear North 01°47'00" West.

(Being the proposed plat of Silver Pines Condominiums Phases 2-4)

05-053-0201 thru 05-053-0576