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12-017-2109, 011

WHEN RECORDED MAIL TO:  
Glen Eagle Golf Club L.C.  
3400 West 1700 South  
Syracuse, Utah 84075

E 1583581 B 2631 P 948  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
2000 MAR 29 4:36 PM FEE 336.00 DEP JB  
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

**WARRANTY DEED**

**Sun Quest Development , L.C.,** Grantor

of Syracuse City, County of Davis, State of Utah,

hereby CONVEY and WARRANT to

**Glen Eagle Golf Club, L.C.,** grantee

of Syracuse City, County of Davis, State of Utah for the sum of

Ten Dollars and other good and valuable considerations-----

the following described tract of land in Davis County, State of

Utah, to-wit:

**See Attached Exhibit "A"**

Subject to Easements, Covenants, Restrictions, and Rights of Way, and Reservations appearing of record and taxes for the year 1999 and each year thereafter.

WITNESS the hand of said grantors, this 21 day of September, 1999.

Signed in the presence of

Sun Quest Development, L.C.

By,

*Michael E. McBride*

Michael E. McBride Manager/Member

State of Utah )

)ss.

County of Davis )

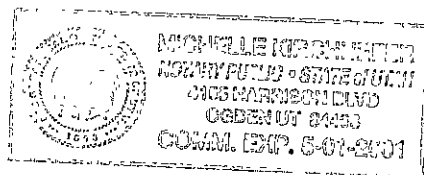
On the 21 day of September, 1999, personally appeared before me Michael E. McBride, who being by me duly sworn did say, each for himself, that he is the members/managers Sun Quest Development, L.C. a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Company executed the same.

*Michelle Kuschke*  
Notary Public

Commission Expires 5/1/01

Residing at:

ACCOMMODATION RECORDING ONLY.  
FIRST AMERICAN TITLE MAKES NO  
REPRESENTATION AS TO CONDITION OF  
TITLE, NOR DOES IT ASSUME  
ANY RESPONSIBILITY FOR VALIDITY,  
SUFFICIENCY OR AFFECT OF DOCUMENT.



A golf course located in Syracuse City, County of Davis, State of Utah which lies within Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said golf course is comprised of 7 individual parcels each being more particularly described as follows:

Parcel 1:

E 1583581 B 2631 P 969

Beginning at a point which lies North 0 14'42" East along the section line and centerline of 3000 West Street, 251.86 feet and North 89 45'18" West perpendicular to said section line, 418.00 feet from the Southeast corner of said Section 8; and running thence North 89 53'49" West 236.94 feet; thence South 0 06'11" West 219.98 feet; thence North 89 53'49" West, 509.57 feet; thence North 0 06'11" East, 219.98 feet; thence North 89 53'49" West, 1486.64 feet to a point intersecting the center section line; thence North 89 53'34" West, 509.24 feet; thence North 0 06'11" East, 368.13 feet; thence South 89 53'49" East, 100.00 feet; thence North 0 06'11" East, 394.77 feet; thence North 9 56'43" West, 25.72 feet; thence South 89 53'49" East, 1303.00 feet; thence North 0 06'11" East, 460.27 feet; thence North 54 23'43" West, 388.39 feet; thence North 74 30'20" West, 547.05 feet; thence North 88 03'54" West, 419.63 feet; thence North 81 16'34" West, 388.48 feet; thence South 86 25'59" West, 99.42 feet; thence North 0 07'31" West, 176.10 feet; thence South 89 57'57" East, 100.00 feet; thence North 0 02'03" East, 51.04 feet; thence North 88 25'09" East, 293.22 feet; thence North 80 11'04" East, 141.02 feet; thence North 87 18'33" East, 130.09 feet; thence South 77 12'05" East, 142.95 feet; thence North 64 12'21" East, 151.19 feet; thence North 39 05'22" East, 55.41 feet; thence North 80 00'00" East, 100.00 feet; thence North 10 00'00" thence West 100.00 feet; thence North 80 00'00" East 187.59 feet to the beginning of a curve to the left, said curve having a central angle of 10 03'52" and a radius of 360.00 feet (chord bears North 74 58'04" East, 63.15 feet); thence along the arc, 63.24 feet to the point of tangency; thence North 69 56'08" East, 114.37 feet; thence South 31 04'38" East, 137.93 feet; thence South 42 09'28" East, 124.68 feet; thence South 52 26'27" East, 123.64 feet; thence South 55 43'57" East 214.00 feet; thence South 62 15'18" East, 109.76 feet; thence South 71 17'59" East, 117.94 feet; thence South 80 45'45" East, 756.35 feet; thence North 35 03'16" East, 246.76 feet; thence North 0 13'00" East, 97.55 feet; thence South 89 47'00" East, 163.76 feet; thence South 0 14'42" West, 1919.22 feet to the point of beginning.

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Parcel 2:

Beginning at a point which lies North 0 14'23" East along the section line and centerline of 4000 West Street, 362.97 feet and South 89 45'37" East perpendicular to said Section line, 33.00 feet from the Southwest corner of said Section 8, said point lies on the East right-of-way line of 4000 West Street, and running thence North 0 14'23" East along said right-of-way line 326.53 feet; thence North 81 39'49" East, 539.48 feet; thence North 85 49'17" East, 356.57 feet; thence East, 475.31 feet; thence North 29 26'54" East, 103.34 feet; thence North 30 53'39" West, 224.35 feet; thence North 23 23'25" West, 725.13 feet; thence North 34 19'08" West 59.36 feet; thence North 29 31'41" East, 201.96 feet; thence South 89 56'53" East, 605.48 feet to the beginning to a curve to the right, said curve having a central angle of 89 06'53" and a radius of 25.00 feet (chord bears South 45 23'27" East, 35.08 feet); thence along the arc 38.88 feet to the point of tangency; thence South 0 50'00" East, 3.50 feet; thence North 89 57'57" West 232.71 feet; thence South 7 33'25" 32 50'35" West 239.76 feet; thence South 22 16'24" East 953.47 feet; thence South 55.93 feet; thence South 17 14'32" West, 97.92 feet; thence South 0 6'11" West, 196.19 feet; thence South 89 53'43" East, 384.10 feet; thence South 0 6'11" West, 258.91 feet; thence North 89 53'34" West, 1808.39 feet; thence North 0 14'23" East, 109.33 feet; thence North 89 45'37" West, 247.50 feet to the point of beginning.

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Parcel 3:

Beginning at a point which lies South 89 48'44" East along the center Section line, 1603.00 feet and South 0 11'16" West perpendicular to said section line, 1.48 feet from the West Quarter Corner of said Section 8; and running thence North 0 14'26" East, 213.05 feet to a point on a curve to the left, said curve having a central angle of 9 28'59" and a radius of 375.00 feet (chord bears North 57 46'32" East, 62.00 feet); thence along the arc, 62.07 feet; thence South 89 45'34" East, 1025.47 feet; thence South 0 04'26" West, 125.06 feet; thence South 77 17'26" East, 478.25 feet; thence South 15 35'15" East, 110.71 feet; thence

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South 70 18'50" West, 113.52 feet to the beginning to a curve having and central angle of 9 41'10" and a radius of 300.00 feet (chord bears South 75 09'25" West, 50.66 feet); thence along the arc, 50.72 feet to the point of tangency; thence South 80 00'00" West, 286.00 feet; thence North 0 10'48" West, 87.43 feet; thence North 88 22'28" West, 109.04 feet; thence North 76 44'88" West, 195.86 feet; thence North 89 57'57" West, 645.49 feet; thence North 72 33'43" West, 200.88 feet to the point of beginning.

Parcel 4:

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Beginning at a point which lies South 89 52'59" East along the Section line, 1020.60 feet and South 0 07'01" West perpendicular to said Section line, 1679.48 feet and South 89 45'34" East, 136.54 feet from the Northwest corner of said Section 8; running thence North 76 28'22" East, 157.80 feet; thence North 21 00'48" East, 66.79 feet; thence South 89 45'34" East, 900.00 feet; thence North 0 14'26" East, 100.00 feet; thence South 89 45'34" East, 900.00 feet; thence North 0 14'26" East, 100.00 feet; thence South 89 45'34" East, 258.06 feet to the beginning of a curve to the right, said curve having a central angle of 90 00'00" and a radius of 25.00 feet (chord bears South 44 45'34" East, 35.36 feet); thence along the arc, 39.27 feet to the point of tangency; thence South 0 14'26" West, 363.67 feet; thence North 89 45'34" West, 1000.17 feet; thence South 16 25'25" East, 467.68 feet; thence South 50 38'00" West, 32.980 feet to the beginning of a curve to the right, said curve having a central angle of 16 17'30" and a radius of 315.00 feet (chord bears South 58 46'45" West, 89.27 feet); thence along the arc, 89.57 feet; thence North 37 19'17" West, 702.95 feet; thence North 14 1'15" East, 151.141 feet to the true point of beginning.

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Parcel 5:

Beginning at a point which lies South 89 52'57" East along the Section line, 504.18 feet and South 0 7'03" West perpendicular to said Section line, 1139.25 feet from the North Quarter corner of said Section 8, said point also lies on a curve to the left, said curve having a central angle of 4 46'26" and a radius of 260.00 feet (chord bears South 16 44'04" East, 21.66 feet); and running thence along the arc, 21.66 feet; thence South 50 42'12" West, 115.95 feet; thence South 39 17'48" East, 101.50 feet; thence South 31 25'21" East, 86.08 feet; thence South 2 47'21" 70 73 feet; thence South 25 24'13" West, 99.63 feet; thence South 55 9'01" West, 566.16 feet; thence North 89 45'34" West, 100.00 feet; thence North 0 14'26" East, 363.67 feet; to the beginning of a curve to the right, said curve having a central angle of 90 00'00" and a radius of 25.00 feet (chord bears North 45 14'26" East, 35.36 feet); thence along the arc, 39.27 feet to the point of tangency; thence South 89 45'34" East, 14.12 feet to the beginning of a curve to the left, said curve having a central angle of 65 21'26" and a radius of 150.00 feet (chord bears North 57 33'43" East, 161.98 feet); thence along the arc, 171.10 feet to the point of tangency; thence North 24 53'06 East, 66.12 feet; thence South 46 41'10" East, 86.54 feet; thence North 50 42'12" East, 402.74 feet to the point of beginning.

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Parcel 6:

Beginning at a point which lies South 89 52'57" East along the Section line, 705.26 feet and South 0 07'03" West perpendicular to said section line, 817.15 feet from the North Quarter Corner of said Section 8; and running thence South 40 41'00" East, 1278.00 feet to the beginning a curve to the right, said curve having a central angle of 3 47'00" and a radius of 905.00 feet (chord bears South 38 47'30" East, 59.75 feet); thence along the arc, 59.76 feet; thence South 36 54'00" East, 1231.72 feet; thence South 48 40'11" West 84.58 feet; thence South 54 52'16" West 122.27 feet; thence South 100.08 feet; thence North 89 47'00" West, 20.00 feet; thence North 100.00 feet; thence North 74 42'19" West, 103.67 feet; thence North 42 09'10" West, 139.92 feet; thence North 40 24'54" West, 100.81 feet; thence North 39 02'03" West, 200.77 feet; thence North 41 22'36" West 900.45 feet; thence North 36 15'55" West 100.40 feet; thence North 41 22'43" West, 105.74 feet; thence North 32 38'35" West, 89.25 feet; thence North 35 13'30" West, 300.58 feet; thence North 21 12'51" West, 206.13 feet; thence North 17 11'45" West, 219.92 feet; thence South 50 42'12" West, 169.81 feet to a point on a curve to the right, said curve having a central angle of 6 46'56" and a radius of 200.00 feet (chord bears North 7 00'03" West, 23.66 feet); thence along the arc, 23.67 feet; thence North 50 42'12" East, 169.61 feet; thence North 6 23'23" East, 163.45 feet to the point of beginning

Parcel 7:

A parcel of land to be used for the Layton Canal Road, said parcel lies within the Northeast Quarter of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point which lies South 89 52'57" East 771.61 feet along the North line of said Section 8 and South 0 07'03" West perpendicular to said section line, 784.47 feet from the North Quarter Corner of said Section 8 and running thence South 40 41'00" East, 1278.00 feet to the beginning of a curve to the right, said curve having a central angle of 3 47'00" and a radius of 955.00 feet (chord bears South 38 47'30" East, 63.05 feet); thence along the arc, 63.06 feet to the point of tangency; thence South 36 54'30" East, 1231.72 feet; thence South 53 06'00" West 50.00 feet; thence North 36 54'00" West, 1230.7 feet to the beginning of a curve to the left, said curve having a central angle of 3 47'00" and a radius of 905.00 feet (chord bears North 38 47'30" West, 59.75); thence along the arc, 59.76 feet to the point of tangency; thence North 40 41'00" West, 1278.00 feet; thence North 49 19'00" East, 50.00 feet to the point of beginning.

Less and excepting the following subdivisions located in Syracuse City, Davis County, Utah:

Stone Haven Subdivision Phases 1, 2, and 3. 41 - 38 1/2

Crofter's Glen Subdivision Phases 1 and 2. 54

Crofter's Cove Subdivision Phase 1. 24

Crofter's Cove Subdivision Phase 1 Amended. 24

Prestwick Subdivision Phases 1 and 2. 57

Muirfield Subdivision Phases 1, 2, 3, and 4. 62

Inverness Subdivision Phases 1 and 2. \*\*\* 22

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