

10-258

WHEN RECORDED MAIL TO:

Equestrian Partners, LLC
90 South 400 West, Suite 360
Salt Lake City, Utah 84101

E 2556453 B 5119 P 2538-2539

RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER

9/29/2010 3:26:00 PM

FEE \$15.00 Pgs: 2

DEP eCASH REC'D FOR UNITY TITLE LLC

TID# 06-031-0012, 06-031-0023

WARRANTY DEED

DMC Holdings, L.C., a Utah limited liability company, that took title as DMC Holdings,

Grantor,

of West Bountiful, Utah, hereby CONVEYS and WARRANTS to

Equestrian Partners, LLC, a Utah Limited Liability Company,

Grantee,

of Salt Lake City, Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following tract of land in Davis County, State of Utah, to-wit:

Beginning at a point South 137.75 rods and East 151.0 rods along the center of a street from the Northwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence West 534.20 feet to the Easterly line of the property conveyed to UP&L Company by Deed recorded February 7, 1979, in Book 732, Page 298 of Official Records; thence North 28°08' West 980.54 feet along said property to a point North 4°45' West of the point of beginning, thence South 4°45' East 867.67 feet more or less to the point of beginning. (Cont. 5.3016 acres.)

ALSO, Beginning at a point 33.75 rods South and 786.92 feet East of the Northwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian, and running thence South 1716.0 feet, more or less, to the center line of a street; thence East 814.55 feet, more or less to the Westerly line of the property conveyed to UP&L Co. by Deed recorded Feb. 7, 1979, in Book 732, Page 298 of Official Records; thence North 28°08' East 1626.16 feet, more or less, along said property to a point South 4°45' East to a point 1539.38 feet East of the point of beginning; thence North 4°45' West 283.26 feet, more or less, to said point; thence West 1559.38 feet to the point of beginning, containing 46.6984 acres, more or less.

ALSO, Beginning at a point 590.24 feet South and 660.00 feet East of the Northwest corner of Section 23, Township 2 North, Range 1 West, Salt Lake Meridian; and running thence South 1682.64 feet, more or less, to the center of a street; thence East 126.92 feet along the center of said street; thence North 1716.0 feet, more or less, to a point 33.75 rods South of the North line of said Section; thence West 98.62 feet parallel to said Section line; thence South 40°13'52" West 43.81 feet to the point of beginning. (Cont. 4.989 acres.)

Less and excepting;

Beginning at the Northwest corner of said entire tract, which point is 169.737 m (556.88 ft.) south (equals highway S 0°14'14" W) and 201.168 m (660.00 ft.) N 89°49'25" E (equals high S 89°56'21" E) from the Northwest corner of said Section 23 as monumented with a county Brass Cap; and running thence South (equals highway S 0°14'14" W) 10.168 m (33.36 ft.) to a point 58.300 m (191.27 ft.) perpendicularly distant southeasterly from the right of way control line of said project; thence N 40°13'52" E (equals highway N 40°28'06" E) 13.354 m (43.81 ft.) to the north boundary line of said entire tract; thence S 89°49'25" W

(equals highway N 89°56'21" W) 8.625 m (28.30 ft) along said north boundary line parallel to the north line of said Section 23 to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 43.8 square meters (0.011 acre), more or less.

TOGETHER WITH AND SUBJECT TO, in common with grantors, the rights of way and conditions as set forth in that certain Deed to UP&L Company referred to above.

RESERVING unto the grantors herein, their successors and assigns, for the use and benefit of the adjacent tract to the West of the subject property, access to the existing irrigation facilities on the subject property, and the right to extend pipes, ditches, etc., to serve the adjacent tract to the West, and also reserving a pro-rate share of the water rights appurtenant to this land and the adjacent tract of 31.0 acres to the West.

Grantors and grantees herein agree, covenant, and commit to maintain a right-of-way and or dedicate a roadway of official width as required by any governmental agency controlling the development of said property, but not less than 60 feet in width, and each party hereto, for themselves, their successors, and assigns, agrees to pay for the maintenance and improvements on a pro-rate share of frontage to said right-of-way and/or roadway used for developmental purposes, and each party hereto, for themselves, their successors and assigns, further agree, covenant, and commit that each will grant to the other any and all necessary easements and/or rights of way to orderly develop the subject property and the adjacent tract of land 31.0 acres to the West of the subject property.

Together with any and all water rights appurtenant to the above described parcels of land.

Subject to easements, agreements, reservations, and restrictions of record.

Serial Numbers 06-031-0012, 06-031-0023

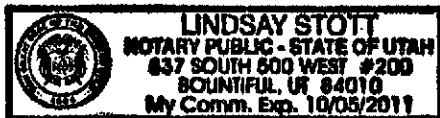
WITNESS the hand of said Grantor, this 28th day of September, 2010.

DMC Holdings, L.C., a Utah limited liability company


Don L. Christensen, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 28th of September, 2010, personally appeared before me Don L. Christensen, manager of DMC Holdings, L.C., a Utah limited liability, the signer of the within instrument, who duly acknowledged to me that he executed the same.



LINDSAY STOTT
Notary Public