When Recorded, Mail To:

Dennis K. Poole, Esq. POOLE & ADAMS, L.C. 4543 South 700 East, Suite 200 Salt Lake City, Utah 84107

GRANTEE'S ADDRESS:

5200 S. Highland Drive, Suite 101 Salt Lake City, Utah 84117

E# 2003814 PG1 OF3
DOUG CROFTS, WEBER COUNTY RECORDER
08-JAN-04 1203 PM FEE \$30.00 DEP SGC
REC FOR: CARDON.LAND.TITLE

Space above for County Recorder's Use

PARCEL I.D. NOS. _

SPECIAL WARRANTY DEED

LEGACY-FAIRWAYS, L.L.C. a Utah limited liability company, GRANTOR, of Salt Lake City, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to FAIRWAYS AT WOLF CREEK, LLC, a Utah limited liability company, GRANTEE, of 5200 South Highland Drive, Suite 101, Salt Lake County, State of Utah, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

WITNESS, the hand of said Grantor, this 29 day of December, 2003.

LEGACY-FAIRWAYS, L.L.C., a Utah limited liability company

By:

Brent McQuarrie, Manager

À

STATE OF UTAH

: ss

COUNTY OF SALT LAKE)

E:\DKP\WATT\Fairways\WattsFairwaysSWD.wpd

On the Author of December, 2003, personally appeared before me Brent McQuarrie, the Manager of LEGACY-FAIRWAYS, L.L.C., a Utah limited liability company, the signer of the above instrument, who duly acknowledged to me that he executed the same.

NOTARY PUBLIC



22

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

22-017-0001

Part of the Northwest 1/4 of Section 22, Township 7 North, Range 1 East: Beginning at a point which is North 00°20'47" East 623.18 feet along the section line from the West quarter corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian and North 90°00'00" East 514.76 feet (basis of bearing North 00°20'47" East 2678.81 feet between said West quarter corner and the Northwest corner of said Section 22) thence as follows: North 16°10'15" West 207.24 feet, thence North 35°17'41" East 669.63 feet, thence North16°31'41" East 408.64 feet, thence South 73°28'19" East 183.10 feet, thence South 29°38'50" West 85.15 feet, thence South 12°41"49" East 133.82 feet, thence South 65°25'06" East 341.23 feet, thence South 11°35'26" West 678.68 feet, thence South 54°01'25" West 284.52 feet, thence North 80°24'49" West 559.78 feet to the point of beginning.

PARCEL 2:

(ALSO 22-017-0001)

Beginning at a point which is North 00°20'47" East 400.01 feet along the section line from the West quarter corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing North 00°20'47" East 2678.81 feet between said West quarter corner and the Northwest corner of said Section 22) thence as follows: North 00°20'47" East 1703.17 feet to a non tangent curve to the right, thence Northeasterly 520.84 feet along said curve (R=1460.00, Delta=20°26'23" T=263.22 CH=518.08, CHB=North 81°52'12" East) thence South 87°54'37" East 302.48 feet, thence South 03°20'53" West 166.90 feet to a non tangent curve to the left, thence Southwesterly 211.11 feet along said curve (R=168.00 Delta=71°59'49" T=122.05 CH=197.49 CHB=South 57°20'59" West) thence South 21°21'04" West 269.33 feet, thence South 34°43"01" West 121.50 feet, thence South 55°14'14" West 226.49 feet, thence South 04°04'29" West 785.51 feet thence North 86°01'15" West 98.86 feet, thence South 18°46'41" West 78.02 feet to a non tangent curve to the left, thence Southeasterly 46.38 feet along said curve (R=70.00 Delta=37°57'47" T=24.08 CH=45.54 CHB=South 00°12'12" East) thence South 19°11'06" East 19.91 feet to a tangent curve to the right, thence Southeasterly 58.79 feet along said curve (R=230.00 Delta=14°34'16" T=29.40 CH=58.33 CHB=South 11°53'58" East) thence South 04°36'50" East 28.97 feet, thence South 85°23'10" West 5.49 feet, thence South 78°24'08" West 60.00 feet along the North boundary of Fairway Oaks Subdivision, thence North 89°14'39" West 73.37 feet along the North boundary of Fairway Oaks Subdivision to the point of beginning.

22.017.000

E+ 2003814 PG2 0F3

Page 2

PARCEL 3:

Beginning at a point which is North 00°20'47" East 2103.18 feet along the section line from the West quarter corner of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian (basis of bearing North 00°20'47" East 2678.81 feet between said West quarter corner and the Northwest corner of said Section 22); and running thence North 00°20'47" East 84.21 feet along said section line to a non tangent point of curvature of a 1540.00 foot radius curve to the right, the center of which bears South 17°20'44" East; thence Northeasterly along the arc of said curve 522.39 feet through a central angle of 19°26'07"; thence South 87°54'37" East 302.48 feet to a point of curvature of a 560.00 foot radius curve to the left, the center of which bears North 02*05'23" East; thence Northeasterly along the arc of said curve 330.58 feet through a central angle of 33°49'21"; thence North 58°16'02" East 508.21 feet to a point of curvature of a 390.00 foot radius curve to the right, the center of which bears South 31°43'58" East; thence Northeasterly along the arc of said curve 221.40 feet through a central angle of 32*31'33" to the North line of said Section 22; thence South 89°12'25" East 434.43 feet along said North line to the Easterly right of way of Wolf Creek Drive and a non tangent point of curvature of a 523.37 foot radius curve to the left; the center of which bears South 86°54'44" East; thence Southerly along the arc of said curve and said Westerly right of way 80.13 feet through a central angle of 8*46'21"; thence North 89*12'25" West 437.35 feet to a point of curvature of a 310.00 foot radius curve to the left, the center of which bears South 00°47'35" West; thence Southwesterly along the arc of said curve 175.98 feet through a central angle of 32°31'33"; thence South 58°16'02" West 508.21 feet to a point of curvature of 640.00 foot radius curve to the right, the center of which bears North 31°43'58" West; thence Southwesterly along the arc of said curve 377.80 feet through a central angle of 33°49'21"; thence North 87*54'37" West 302.48 feet to a point of curvature of 1460.00 foot radius curve to the left, the center of which bears South 02°05'23" West; thence Southwesterly along the arc of said curve 520.84 feet through a central angle of 20°26'23" to the point of beginning.

Except that portion within Fairways Drive (4300 N Street).

REMAINING PARCELS:

All of Lots 1 through 8, inclusive, and 11 through 16, the Fairways at Wolf Creek, PRUD, Phase 1, Weber County, Utah

22-205-0001 through 22:205-0008, 4 22-205-0011 through 22:205.0016/g/

> Et 2003814 PG3 0F3 Page 3

E:\DKP\WATT\Fairways\WattsFairwaysSWD.wpd