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WHEN RECORDED MAIL TO:  
Grantees  
6965 Union Park Center #310  
Midvale, Utah 84047  
MTC File No. 100123

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RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2003 Aug 29 3:14 pm FEE 25.00 BY CS  
RECORDED FOR MERIDIAN TITLE COMPANY

## SPECIAL WARRANTY DEED

Sundial Incorporated, Trustee for Lue Wana Gordon Trust dated December 1, 2000, as to a 63.67% interest; Chrysalis Company as to 13.84% interest; Jordan Landing Investments, L.C., a Utah Limited Liability Company as to a 22.49% interest, husband and wife, GRANTORS, of Salt Lake City, County of Salt Lake, State of Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT AGAINST THE ACTS OF THE GRANTOR ONLY, to

FIELDSTONE PARTNERS, LLC,,

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:

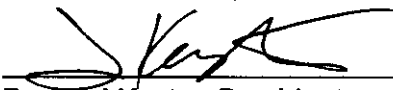
See Exhibit "A", "B", "C", and "D" attached hereto;

Subject to general property taxes.

Subject to easements, conditions, covenants and restrictions of record.


Dated this 27 day of August, 2003.

Sundial Incorporated, Trustee for Lue Wana Gordon Trust  
dated December 1, 2000



By: Joel Kester, President

Chrysalis Company



By: Joel Kester, GP

Jordan Landing Investments, L.C., a  
Utah Limited Liability Company



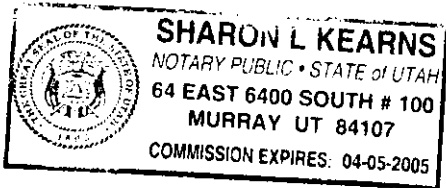
By: Bryson Garbett, Manager

STATE OF UTAH )

: SS.

COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 27 day of August, 2003 by Joel Kester, President of Sundial Incorporated, Trustee for Lue Wana Gordon Trust dated December 1, 2000, Joel Kester, GP of Chrysalis Company, and Bryson Garbett, Manager of Jordan Landing Investments, L.C., a Utah Limited Liability Company who duly acknowledged to me that the foregoing was executed by authority.



  
NOTARY PUBLIC

EXHIBIT A  
LEGAL DESCRIPTION

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Commencing at a point which is South 00 degrees 08'52" East along the Section Line 1515.11 feet and West 1212.96 feet from the Northeast corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence south 00 degrees 07'00" East 769.78 feet; thence North 89 degrees 32'00" West 458.70 feet; thence South 00 degrees 57'00" West 757.02 feet; thence North 89 degrees 17'01" West 745.06 feet; thence North 00 degrees 44'58" East 119.10 feet to a point of curvature; thence along an arc of 100.00 foot radius curve to the left 10.96 feet through a central angle of 06 degrees 16'39", the chord of which bears South 73 degrees 42'35" West 10.95 feet to a point of curvature; thence along an arc of a 66.00 foot radius curve to the right 149.17 feet through a central angle of 129 degrees 29'54", the chord of which bears North 44 degrees 40'47" West 119.39 feet to a point of curvature; thence along an arc of 100.00 foot radius curve to the left 35.22 feet through a central angle of 20 degrees 10'42", the chord of which bears North 09 degrees 58'48" East 35.04 feet; thence North 00 degrees 06'33" West 363.12 feet; thence South 89 degrees 15'02" East 679.94 feet to a point of curvature; thence along an arc of a 328.00 foot radius curve to the right 73.00 feet through a central angle of 12 degrees 45'09", the chord of which bears North 27 degrees 23'26" East 72.85 feet; thence North 33 degrees 46'00" East 6.56 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the left 24.85 feet through a central angle of 94 degrees 56'06", the chord of which bears North 13 degrees 42'03" West 22.11 feet; thence North 36 degrees 02'10" East 56.36 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the left 22.62 feet through a central angle of 86 degrees 24'06", the chord of which bears North 76 degrees 58'03" East 20.54 feet; thence North 33 degrees 46'00" East 103.66 feet; thence North 56 degrees 14'00" West 101.93 feet; thence South 89 degrees 43'36" West 97.54 feet; thence North 89 degrees 59'47" West 97.42 feet; thence North 88 degrees 42'22" West 90.00 feet; thence North 86 degrees 53'53" West 270.23 feet; thence North 87 degrees 29'42" West 90.04 feet; thence North 89 degrees 01'33" West 360.00 feet; thence South 00 degrees 44'58" West 121.39 feet; thence North 89 degrees 15'02" West 46.76 feet; thence North 00 degrees 44'58" East 115.45 feet; thence North 89 degrees 18'31" West 181.87 feet; thence South 76 degrees 05'03" West 109.64 feet; thence South 57 degrees 15'48" West 105.21 feet; thence South 37 degrees 47'06" West 104.37 feet; thence South 25 degrees 01'59" West 95.80 feet; thence South 70 degrees 33'13" West 64.37 feet; thence North 03 degrees 08'37" East 476.26 feet; thence South 89 degrees 19'36" East 1059.54 feet; thence South 00 degrees 05'22" East 62.50 feet; thence North 89 degrees 53'38" East 87.90 feet; thence North 82 degrees 14'07" East 88.81 feet; thence North 69 degrees 53'46" East 93.71 feet; thence North 78 degrees 28'18" East 89.81 feet; thence North 78 degrees 38'02" East 89.76 feet; thence South 71 degrees 57'07" East 92.55 feet; thence South 72 degrees 50'43" East 92.10 feet; thence North 00 degrees 00'00" East 106.65 feet; thence North 06 degrees 37'42" East 56.70 feet; thence North 00 degrees 00'00" East 175.33 feet; thence North 89 degrees 18'10" West 623.07 feet; thence North 00 degrees 05'22" West 131.05 feet; thence South 89 degrees 23'13" East 1072.97 feet to the point of beginning.

Basis of Bearing: From the Northeast corner of Section 13, Township 5 South, Range 3 East, Salt Lake Base and Meridian, South 00 degrees 08'52" East along the Section line to the East Quarter Corner of said Section, Township, and Range.

EXHIBIT B  
LEGAL DESCRIPTION

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Beginning at a point which is South 1817.60 feet and West 1658.73 feet from the Northeast corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 6 degrees 37'42" West 56.70 feet; thence South 00 degrees 00'00" East 106.65 feet; thence North 72 degrees 50'43" West 92.10 feet; thence North 71 degrees 57'07" West 92.55 feet; thence South 78 degrees 38'02" West 89.76 feet; thence South 78 degrees 28'18" West 89.81 feet; thence South 69 degrees 53'46" West 93.71 feet; thence South 82 degrees 14'07" West 88.81 feet; thence South 89 degrees 53'38" West 87.90 feet; thence North 00 degrees 05'22" West 221.21 feet; thence North 90 degrees 00'00" East 114.68 feet to a point of curvature; thence along an arc of a 972.00 foot radius curve to the left 170.89 feet through a central angle of 10 degrees 04'23", the chord of which bears North 84 degrees 57'48" East 170.67 feet to a point of curvature; thence along an arc of a 528.00 foot radius curve to the right 314.77 feet through a central angle of 34 degrees 09'30", the chord of which bears South 82 degrees 59'38" East 310.13 feet to a point of curvature; thence along an arc of a 247.00 foot radius curve to the left 32.32 feet through a central angle of 7 degrees 29'53", the chord of which bears South 69 degrees 39'50" East 32.30 feet to the point of beginning.

EXHIBIT C  
LEGAL DESCRIPTION

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Beginning at a point which is South 2138.28 feet and West 2328.16 feet from the Northeast corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 0 degrees 44'58" West 173.21 feet; thence North 89 degrees 15'02" West 33.67 feet; thence South 0 degrees 44'58" West 121.10 feet; thence North 89 degrees 15'02" West 145.57 feet; thence South 0 degrees 06'33" East 363.11 feet to a point of curvature; thence along an arc of a 100.00 foot radius curve to the right 35.22 feet through a central angle of 20 degrees 10'42", the chord of which bears South 9 degrees 58'48" West 35.04 feet to a point of reverse curvature; thence along an arc of a 66.00 foot radius curve to the left a distance of 149.17 feet through a central angle of 129 degrees 29'54"; the chord of which bears South 44 degrees 40'47" East 119.39 feet to a point of reverse curvature; thence along an arc of a 100.00 foot radius curve to the right a distance of 10.95 feet through a central angle of 6 degrees 16'39", the chord of which bears North 73 degrees 42'35" East 10.95 feet; thence South 0 degree 44'58" West 119.10 feet; thence North 89 degrees 17'01" West 198.40 feet; thence North 0 degrees 06'33" West 628.38 feet; thence South 89 degrees 53'27" West 112.00 feet; thence North 87 degrees 18'02" West 56.06 feet; thence North 89 degrees 15'02" West 190.27 feet; thence North 67 degrees 19'44" West 39.68 feet; thence South 30 degrees 19'27" West 93.94 feet; thence South 33 degrees 30'31" West 99.47 feet; thence South 29 degrees 17'50" West 102.69 feet; thence South 34 degrees 38'19" East 119.79 feet; thence North 89 degrees 15'02" West 337.86 feet; thence North 3 degrees 08'37" East 458.07 feet to a point of curvature; thence along an arc of a 15.00 foot radius curve to the left a distance of 23.76 feet through a central angle of 90 degrees 45'56", the chord of which bears North 42 degrees 14'21" West 21.35 feet; thence North 87 degrees 37'19" West 90.38 feet; thence North 10 degrees 18'25" East 162.71 feet; thence North 86 degrees 29'44" West 61.75 feet; thence North 14 degrees 42'14" West 52.48 feet; thence North 27 degrees 41'54" East 125.23 feet; thence North 62 degrees 37'01" East 54.60 feet; thence North 81 degrees 13'16" East 65.46 feet; thence North 3 degrees 08'37" East 371.35 feet to a point of curvature; thence along an arc of a 25.00 foot radius curve to the left a distance of 40.36 feet through a central angle of 92 degrees 29'45", the chord of which bears North 43 degrees 06'15" West 36.12 feet; thence South 89 degrees 21'21" East 109.96 feet to a point of curvature; thence along an arc of a 25.23 foot radius curve to the left 46.34 feet through a central angle of 105 degrees 13'52", the chord of which bears South 39 degrees 26'50" West 40.09 feet; thence South 3 degrees 10'14" West 407.57 feet; thence North 89 degrees 18'49" West 3.84 feet; thence South 3 degrees 08'37" West 476.25 feet; thence North 70 degrees 33'13" East 64.36 feet; thence North 25 degrees 01'59" East 95.79 feet; thence North 37 degrees 47'06" East 104.37 feet; thence North 57 degrees 15'48" East 105.21 feet; thence North 76 degrees 05'03" East 109.63 feet; thence South 89 degrees 18'31" East 181.86 feet; thence South 0 degrees 44'58" West 115.45 feet; thence South 89 degrees 15'02" East 46.75 feet; thence North 0 degrees 44'58" East 121.38 feet; thence South 89 degrees 01'33" East 360.00 feet; thence South 87 degrees 29'42" East 90.04 feet to the point of beginning.

EXHIBIT D  
LEGAL DESCRIPTION

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Commencing at a point located West 3444.15 feet and South 2519.07 feet from the Northeast corner of Section 13, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 87 degrees 02'45" West 46.41 feet, to a point on a curve to the left, having a radius of 228.00 feet and a central angle of 09 degrees 46'06"; thence along the arc of said curve distance of 38.87 feet, said arc subtended by a chord bearing South 88 degrees 03'28" West, a distance of 38.82 feet, to a point on a curve to the right, having a radius of 15.00 feet and a central angle of 46 degrees 41'51"; thence along the arc of said curve a distance of 12.23 feet, said arc subtended by a chord bearing North 73 degrees 28'39" West, a distance of 11.89 feet, to a point on a curve to the left, having a radius of 61.00 feet and a central angle of 93 degrees 55'39"; thence along the arc of said curve a distance of 85.67 feet, said arc subtended by a chord bearing South 89 degrees 38'10" West, a distance of 78.80 feet; thence South 53 degrees 49'44" West 160.06 feet; thence South 27 degrees 30'49" West 21.57 feet; thence South 51 degrees 43'21" West 30.32 feet; thence South 68 degrees 07'37" West 129.88 feet; thence South 77 degrees 28'25" West 69.88 feet; thence North 36 degrees 45'11" West 455.25 feet; thence North 56 degrees 42'35" East 106.32 feet; thence North 69 degrees 46'38" East 164.47 feet; thence North 39 degrees 55'46" East 65.41 feet; thence South 46 degrees 26'10" East 111.38 feet; thence South 83 degrees 35'27" East 134.33 feet; thence North 74 degrees 10'51" East 143.73 feet, to a point on a curve to the left, having a radius of 178.00 feet and a central angle of 20 degrees 36'05"; thence along the arc of said curve a distance of 64.00 feet; said arc subtended by a chord bearing South 77 degrees 19'16" East, a distance of 63.66 feet; thence South 87 degrees 37'19" East 114.20 feet, to a point on a curve to the right, having a radius of 15.00 feet and a central angle of 90 degrees 45'56"; thence along the arc of said curve a distance of 23.76 feet, said arc subtended by a chord bearing South 42 degrees 14'21" East, a distance of 21.35 feet; thence South 03 degrees 08'37" West 237.26 feet, to a point on a curve to the right, having a radius of 15.00 feet and a central angle of 89 degrees 47'53"; thence along the arc of said curve a distance of 23.51 feet, said arc subtended by a chord bearing South 48 degrees 02'34" West, a distance of 21.18 feet to the point of beginning.