

WHEN RECORDED, MAIL TO:

Clayton Properties Group II, Inc.  
dba Oakwood Homes  
206 East Winchester Street  
Murray, Utah 84107

Tax Parcel Nos. 58-035-0130

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**SPECIAL WARRANTY DEED**

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SUBURBAN LAND RESERVE, INC., a Utah corporation, as Grantor, grants, conveys and warrants, but only against Grantor's own actions and no other actions (or inactions) of any other party whatsoever, to CLAYTON PROPERTIES GROUP II, INC., a Colorado corporation, dba Oakwood Homes, as Grantee, with an address of 206 East Winchester Street, Murray, Utah 84107, the real property located in Utah County, Utah described as follows (the "Property"):

See attached Exhibit A, incorporated by reference to this document.

SUBJECT TO (i) current taxes and assessments; (ii) zoning laws; (iii) rules and regulations; (iv) all reservations, easements, covenants, conditions, restrictions, encumbrances, and other rights or interests of record; (v) all matters an accurate ALTA survey (with all "Table A" items shown, listed and/or described thereon) of the Property and/or a careful inspection of the Property would disclose or show; and (vi) all other rights of third parties enforceable at law or equity.

RESERVING specifically unto Grantor (which rights are not transferred to Grantee): (i) all water and water rights of any and all kinds, including (without limitation) shares of stock in water companies, (ii) all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy, on, in, or under the above-described Property, and (iii) all subsurface rights of any and all kinds to the extent not included in subsection (ii) above; provided, however, in all events Grantor does not reserve the right to use the Property or extract minerals or other substances from the Property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the Property in connection with the rights reserved herein.

THIS SPECIAL WARRANTY DEED shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(65)(c)(v), whereby this Special Warranty Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE TO FOLLOW]



**EXHIBIT A****Legal Description of the Property**

A parcel of land situated in the Southeast Quarter of Section 23 and the Southwest Quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on a 25.000 foot radius non tangent curve to the right, said point lies North 89°57'40" West 301.016 feet along the Section Line and North 2853.076 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along the arc of said curve (radius bears North 12°13'55" East, Chord: North 38°52'56" West 31.389 feet) 33.934 feet through a central angle of 77°46'18"; thence North 00°00'13" East 706.343 feet; thence East 583.812 feet; thence South 09°02'32" West 275.409 feet; thence South 80°57'28" East 125.000 feet; thence South 09°02'32" West 56.266 feet; thence North 80°57'28" West 125.000 feet; thence South 09°02'32" West 400.954 feet; thence South 33°58'13" West 168.649 feet to a point on a 1317.668 foot radius non tangent curve to the left; thence along the arc of said curve (radius bears South 28°45'30" West, Chord: North 69°30'17" West 378.752 feet) 380.068 feet through a central angle of 16°31'35" to the point of beginning.

Property contains 9.574 acres.