

When recorded, mail to:
Legacy Management Company, L.L.C.
1760 South State Street
Salt Lake City, Utah 84115

4000

5695030
28 DECEMBER 93 09:56 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
HORMAN INVESTMENT COMPANY
REC BY: DIANE KILPACK, DEPUTY

**SPECIAL WARRANTY DEED
(Individual)**

M. Gordon Johnson, as Trustee of the Charles H. and Katherine K. Horman Irrevocable Descendants Trust, as to an undivided 50% interest, and,
David L. Evans, as Trustee of the M. Gordon and VeeDrienne H. Johnson Irrevocable Descendants Trust, as to an undivided 50% interest,

CONVEYS AND WARRANTS against all claiming by, through or under to

Legacy Development Company, L.L.C., a Utah limited liability company

Grantee, of Salt Lake County, State of Utah for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Salt Lake County, State of Utah:

All of the attached Exhibit "A", which by this reference is made a part hereof.

SUBJECT TO declaration of covenants, conditions and restrictions, easements and right-of-way appearing of record or enforceable in law and equity, and general taxes for the current year and thereafter.

THE BENEFITS and obligations herein shall inure to and be binding upon the heirs, executors, administrators and assigns of the respective parties hereto.

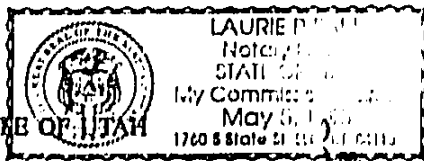
WITNESS the hand of said grantor this 23rd day of December, A.D. 1993.

By: [Signature]
Grantor

By: [Signature]
Grantor

STATE OF UTAH)
County of Salt Lake) ss.

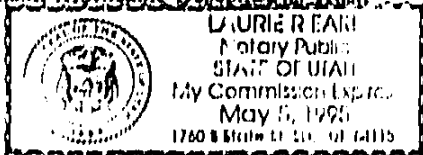
On the 23rd day of December, A.D. 1993 personally appeared before me M. Gordon Johnson, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Trustee of the Charles H. and Katherine K. Horman Irrevocable Descendants Trust.



County of Salt Lake)

Laurie R. Earl
Notary Public

On the 23rd day of December, A.D. 1993 personally appeared before me David L. Evans, the signer of the foregoing instrument, who duly acknowledged to me that he executed the same as Trustee of the M. Gordon and VeeDrienne H. Johnson Irrevocable Descendants Trust.



Laurie R. Earl
Notary Public

5695030

BK6836FG0859

EXHIBIT "A"

PROPERTY DESCRIPTION

BEG N 89°48'29" W 415.02 FT & S 6°34'27" E 4.59 FT FR NE COR SEC 22, T 3S, R 1E, SLM; SW'LY ALG CURVE TO R 64.79 FT; SW'LY ALG CURVE TO L 676.77 FT; SW'LY ALG CURVE TO R 34 .98 FT; SW'LY ALG CURVE TO R 337.99 FT; N 88°43' W 930.13 FT M OR L; NW'LY ALG CURVE TO R 370.83 FT; N 5°09' W 122.31 FT M OR L; N 85°15' E 200.91 FT; N 86°30'20" E 25.76 FT; S 366.69 FT M OR L; E 990 FT; N 660 FT; W 217.47 FT M OR L; N 349.61 FT; N 82°30' E 396 FT; S 47°10' E 125 FT; N 46°30' E 314 FT; N 7° W 137 FT; N 19°15' W 167 FT; N 5° E 204.99 FT; N 3° U 191.01 FT; W 448 FT; N 13°15' W 167.87 FT; N 5°29'35" W 40 FT; SW'LY ALG CURVE TO L 26.38 FT; N 168.25 FT; N 89°08' W 116 FT; N 89°40' W 250 FT; S 89°55' W 950.93 FT; N 89°44' W 350.17 FT; N 89°50' W 271.6 FT; N 89°42'45" W 289.42 FT N 89°54'40" W 284.02 FT TO NW COR LOT 660, PEPPERWOOD PH 6E. SD PT ALSO BEING SW COR LOT 27, THE RIDGE SUB; N 89°45'20" E 284.02 FT; N 89°57'15" E 688 FT M OR L; N 89°52' E 1024.15 FT M OR L; N 89°53' E 400 FT; S 89°21' E 114 FT TO SE COR LOT 5, DIMPLE DELL OAKS SUB #2; E 842.73 FT M OR L; S 6°34' 27" E 1328.3 FT TO BEG. 28.955 AC

PROPERTY DESCRIPTION

COM S 0°22' E 1320 FT FR E 1/4 COR SEC 16, T 3S, R 1E, SL MER, S 47° W 264 FT; S 38° W 20.7 FT; E 207 FT M OR L TO E LINE SD SEC 16; N 0°22' W 196.36 FT TO BEG. LESS STREET 0.22 AC, M OR L.

PROPERTY DESCRIPTION

COM N 0°22' W 1323 FT & N 89°51'29" E 65.77 FT FR SW COR SEC 15, T 3S, R 1E, SL MER, N 89°51'28" E 380.73 FT; S 375.45 FT; NW'LY ALG CURVE TO LEFT 295 FT; W 87.87 FT; N 0°22' W 331.3 FT TO BEG. 3 AC.

PROPERTY DESCRIPTION

COM N 0°22' W 991.85 FT FR SW COR SEC 15, T 3S, R 1E, SL MER, N 0°22' W 331.15 FT; N 89°51'28" E 65.77 FT; S 0°22' E 331.3 FT; W 65.77 FT TO BEG. 0.5 AC.

PROPERTY DESCRIPTION

BEG N 0°05'38" E 371.27 FT & W 525.96 FT FR CEN SEC 23, T 3S R 1E, S L M; NE'LY ALG CURVE TO L 40.08 FT; N 45°35' W 15 FT SW'LY ALG CURVE TO R 38.93 FT; S 41°10' E 15 FT TO BEG. 0.013 AC. 5245-1085 5281-546 5249-0460

PROPERTY DESCRIPTION

BEG N 0°05'38" E 182.38 FT & W 169.70 FT & N 52°15' W 20 FT FR CEN OF SEC 23, T 3S, R 1E, S L M; N 52°15' W 15 FT; S 37° 45' W 35 FT; S 52°15' E 15 FT; N 37°45' E 35 FT TO BEG. 0.01 AC M OR L. 5119-1484, 5241-472 5245-1097

PROPERTY DESCRIPTION

BEG N 0°05'38" E 182.38 FT & W 169.70 FT FR CEN OF SEC 23, T 3S, R 1E, S L M; N 52°15' W 20 FT; S 37°45' W 35 FT; S 52° 15' E 35 FT; N 37°45' E 35 FT; N 52°15' W 15 FT TO BEG. 0.03 AC M OR L. 5119-1484 5280-665 5281-0545

PROPERTY DESCRIPTION

BEG AT SE COR OF SEC 14, T 3S, R 1E, S L M; N 1320 FT M OR L; W 1913.94 FT M OR L; SE'LY ALG A CURVE TO L 457.09 FT; S 30°19' E 51.34 FT; S'LY ALG A CURVE TO R 865.12 FT M OR L TO FT W OF BEG; E 1900 FT M OR L TO BEG. 57.70 AC M OR L 5670-2407 5975-1534

CO. RECORDS

BK 6836 PG 0860

PROPERTY DESCRIPTION

BEG W 49 FT & N 15°52' E 60 FT FR S 1/4 COR SEC 14, T 3S, R 1E, SLM; N 64°05' W 181.79 FT; N 41°40' W 241 FT; S 85°40' W 126.83 FT; NW'LY ALG CURVE TO L 47.92 FT; S 61° W 223.24 FT; N 53° W 87.59 FT; N 17°30' W 166 FT; S 77° W 50.42 FT; N 83°40' W 298.91 FT; N 44° W 190.64 FT; N 11°30' E 245.57 FT; N 20°35' W 215.07 FT; E 900 FT; N 242 FT; E 349.24 FT; S 28°16' W 234.1 FT; S 20° E 165.78 FT; S 41°45' E 81.83 FT; S 79° E 223.5 FT; N 85°25' E 367.6 FT; S 1°40' W 44.43 FT; S 56°10' E 82.98 FT; N 76°23' E 104.4 FT; S 30°19' E 31.2 FT M OR L; SW'LY ALG CURVE TO R TO E'LY COR LOT 6, PEPPERWOOD CANYON #2 SUB; N 60°30' W 165.06 FT; N 67°21' W 332.46 FT; N 64°05' W 194.99 FT TO BEG. 37.97 AC M OR L. 6096-2368 5975-1534

PROPERTY DESCRIPTION

NW 1/4 OF NE 1/4 OF NE 1/4 SEC 14 T 3S R 1E SL MER 10 AC

PROPERTY DESCRIPTION

S 1/2 OF NW 1/4 & W 1/2 OF SW 1/4 & SE 1/4 OF SW 1/4 SEC 13 T 3S R 1E SL MER 200 AC

PROPERTY DESCRIPTION

COM 138.3 FT W FR NE COR SEC 14 T 3S R 1E SL MER W 521.7 FT S 40 RDS W 40 RDS S 40 RDS E 80 RDS N 515.3 FT W 33 FT N 204.7 FT N 53°16' W 133.2 FT N 59°02' W 226.5 FT N 16°02' E 223.1 FT N 35°28' E 232.5 FT TO BEG 26.66 AC 5670-2408

PROPERTY DESCRIPTION

COM AT NE COR SEC 23, T 3S, R 1E, S L M; W 1320 FT; S 337.38 FT; N 53°00'54" E 326.68 FT; E 1059.05 FT; N 140.847 FT TO BEG 4.86 AC 4453-1155

PROPERTY DESCRIPTION

BEG NE COR OF NW 1/4 OF NE 1/4 SEC 23, T 3S, R 1E, SLM; S 337.38 FT; S 53°00'54" W 72.52 FT; S 54°12'57" W 137.04 FT; S 64°12'43" W 124.9 FT; S 81°36'47" W 317.91 FT; S 61°14'35" W 162.44 FT; S 40°24'03" W 151.93 FT; N 73°19' 34" W 384.93 FT M OR L; NE'LY ALG CURVE TO R 60 FT M OR L; N 56°15' E 435.04 FT; NE'LY ALG CURVE TO L 312.18 FT; N 33°12' E 96.96 FT; NE'LY ALG CURVE TO L 77.23 FT M OR L; S 89°57'52" E 485.42 FT M OR L. TO BEG. 9.90 AC M OR L.

PROPERTY DESCRIPTION

BEG N 0°09'27" E 1320 FT M OR L ALG SEC LINE FR E 1/4 COR OF SEC 22, T 3S, R 1E, S L M; W 334.13 FT M OR L TO E LINE OF PEPPERWOOD PH 2 SUB; N 0°14'03" E 333.4 FT M OR L TO SW'LY MOST COR OF LOT 302, PEPPERWOOD PH 3 SUB; E 333.68 FT M OR L TO SEC LINE; S 0°09'27" W 333.4 FT M OR L TO BEG. 2.71 AC M OR L.

PROPERTY DESCRIPTION

BEG AT E 1/4 COR OF SEC 22, T 3S, R 1E, S L M; W 427.72 FT M OR L TO SE COR OF LOT 912, PEPPERWOOD PH 9; N 8°37' 30" E 421.8 FT; N 0°14'03" E 398.15 FT; E 12.5 FT M OR L; N 500 FT; E 333 FT; S 1320 FT TO BEG. 10.67 AC M OR L. 5975-1534, 5670-2448

BK6836PG0861

P E R O P E R T Y D E S C R I P T I O N
 BEG N 89°57'12" E 1130.3 FT & S 336.22 FT & S 11°35' W
 242.365 FT FR NW COR OF SEC 23, T 3S, R 1E, S L M, N 84°19'
 E 249.07 FT; N'LY ALG CURVE TO L 108.12 FT; S 85° E 195.78
 FT; S 5°35' E 91.34 FT; S 69° E 313.53 FT; S 55° E 280.18
 FT; S 39° W 64 FT; S 66°42' E 232.29 FT; S 22° 54' W 117.71
 FT; S'LY ALG CURVE TO L 139.68 FT; S 16°48' 59" E 71.34 FT;
 S'LY ALG CURVE TO R 142.95 FT; S 65°28'30" E 180.14 FT; N
 13°01'38" E 576.82 FT; NE'LY ALG CURVE TO R 106.57 FT; S
 72°50' 57" E 80 FT M OR L; S 13°01'38" W 90.1 FT; S 12°56' W
 695.543 FT; E 200 FT; S 1068.8 FT; N 89°49'12" W 379.46 FT;
 N 22°36'40" E 164.02 FT; S 64°56' E 15 FT; N 17°04'40" E
 159.92 FT; N 33°15' E 43 FT; N 20° E 200 FT; N 75°45' W
 135.26 FT; N 69°45'26" W 80 FT; SW'LY ALG CURVE TO R 605.15
 FT; S 89°55'13" W 16.27 FT; W'LY ALG CURVE TO L 200.63 FT; N
 38° W 230.96 FT; N 24°28'18" E 93.92 FT; N 58°50'36" W
 129.87 FT; S 89°12' W 98.36 FT; S 40°20' W 404.06 FT; S 45°
 E 184 FT; S 89.98 FT; N 89°49'12" W 1158.4 FT; N 1648.33 FT
 M OR L; E 203.7 FT; N 77°30' E 728.06 FT; N 32°25' E 311.918
 FT TO BEG. EXCEPT BEG N 0°05'38" E 182.38 FT & W 169.7 FT FR
 CEN OF SD SEC 23; N 52°15' W 20 FT; S 37°45' W 35 FT; S
 52°15' E 35 FT; N 37°45' E 35 FT; N 52°15' W 15 FT TO BEG.
 ALSO EXC PT BEG N 0°05'38" E 182.38 FT; W 169.7 FT & N
 52°15' W 20 FT FR CEN OF SD SEC 23; N 52°15' W 15 FT; S
 37°45' W 35 FT; S 52°15' E 15 FT; N 37°45' E 35 FT TO BEG.
 ALSO EXCEPT BEG N 0°05'38" E 371.27 FT & W 525.96 FT FR CEN
 OF SD SEC 23; NE'LY ALG CURVE TO L 40.08 FT; N 45°35' W 15
 FT; SW'LY ALG CURVE TO R 38.93 FT; S 41°10' E 15 FT TO BEG.
 ALSO LESS WASATCH BLVD 89.69 AC M OR L. 5989-2536. 5975-1534

BK 6835 PG 0862

Less and excepting therefrom the following:

SURVEYOR'S CERTIFICATE

I, ROBERT R GOFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3078, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PEPPERWOOD PHASE 27E and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT N. 89° 48' 29" W. 415.02 FT. ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 22, T. 3 S. - R. 1 E, S. L. B. & M.; RUNNING THENCE S. 6° 34' 27" E. 4.58 FT. TO PEPPERWOOD DRIVE WHICH IS A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 64.79 FT., DELTA 13° 47' 57", RADIUS 262.00 FT., TO THE POINT OF REVERSE CURVE TO THE LEFT, CENTER BEARING S. 12° 30' E, DELTA 41° 00', RADIUS 592.00 FT.; THENCE ALONG THE ARC OF SAID CURVE 423.62 FT. TO A POINT ON SAID CURVE; THENCE N. 53° 30' W. 190.00 FT. TO A POINT ON A CURVE TO THE RIGHT, RADIUS 782.00 FT.; THENCE ALONG THE ARC OF SAID CURVE 45.50 FT. TO A POINT ON SAID CURVE; THENCE N. 50° 10' W. 172.85 FT.; THENCE N. 29° 30' E. 55.61 FT.; THENCE N. 46° 30' E. 314.00 FT.; THENCE N. 7° 00' W. 137.00 FT.; THENCE N. 19° 15' W. 167.00 FT.; THENCE N. 5° 00' E. 204.99 FT.; THENCE N. 3° 00' W. 131.00 FT.; THENCE N. 83° 30' E. 164.41 FT.; THENCE S. 1° 30' E. 22.63 FT.; THENCE N. 83° 15' E. 202.49 FT.; THENCE S. 6° 34' 27" E. 926.75 FT. TO THE P.O.B.

CONTAINING 10.663 ACRES

BK6836PG0863

Less and excepting therefrom the following:

SURVEYOR'S CERTIFICATE

I, ROBERT R. GOFF, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 3078, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as PEPPERWOOD PHASE 7F and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ALONG THE SECTION LINE S. 89° 48' 09" E. 1308.13 FT. AND NORTH 957.70 FT. FROM THE SOUTH QUARTER CORNER OF SECTION 15, T. 3 S. - R. 1 E., S. L. B. & M.; AND RUNNING THENCE N. 13° 15' W. 167.87 FT. TO A POINT ON A CURVE TO THE LEFT, DELTA 9° 23' 12", RADIUS 121.00 FT.; THENCE N. 5° 29' 35" W. 40.00 FT. TO A POINT ON A CURVE TO THE LEFT, DELTA 14° 56' 47", RADIUS 161.00 FT.; THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE 26.38 FT. TO A POINT ON THE CURVE, CENTER BEARING S. 14° 52' 07" E.; THENCE NORTH 148.25 FT. TO AN EXISTING CHAINLINK FENCE; THENCE ALONG SAID FENCE S. 89° 08' E. 285.02 FT.; THENCE S. 88° 57' E. 350.03 FT.; THENCE S. 89° 29' 15" E. 203.99 FT.; THENCE LEAVING THE EXISTING FENCE S. 6° 34' 27" E. 397.00 FT.; THENCE S. 83° 15' W. 202.49 FT.; THENCE N. 1° 30' W. 22.63 FT.; THENCE S. 83° 30' W. 164.40 FT.; THENCE N. 3° 00' W. 60.00 FT.; THENCE WEST 448.00 FT. TO THE POINT OF BEGINNING.

CONTAINING 7.324 ACRES

BK6836PG0864