

When recorded, mail to Grantee:
5320 South 900 East, Suite 250
Salt Lake City, Utah 84117-7250

11/01/94 10:54 AM 5955902 44.00
RECORDER, SALT LAKE COUNTY, UTAH
LEGACY MANAGEMENT CO
5320 S 900 E STE. 250 SLC, 84117
REC BY: B GRAY DEPUTY - WI
KATIE L. DIXON

5955902

SPECIAL WARRANTY DEED
(Utah Limited Liability Company)
(Correction Deed)

Legacy Development Company, L.L.C., a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at Salt Lake City, County of Salt Lake, State of Utah, grantor, hereby

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

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

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:

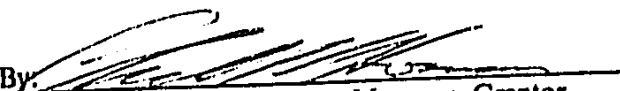
See Exhibit "A" attached hereto and by this reference made a part hereof.

(The property is known as the "Pepperwood raw land", as of October 28, 1994, and consists of 17 parcels, less and excepting Pepperwood phase 7B, 7E & 7F.)

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.

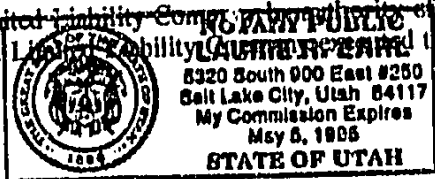
THE MANAGERS who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under its Articles of Organization.

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

By: 
Charles H. Horman, Manager, Grantor

STATE OF UTAH)
) ss.
County of Salt Lake)

On the 23rd day of December, A.D. 1993 personally appeared before me Charles H. Horman, who being by me duly sworn did say for himself that he is a member/manager of Legacy Development Company, L.L.C., a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company in conformity with its Articles of Organization and each duly acknowledged to me that said Limited Liability Company authorized me to execute and the same.





BR 7047 PG 0524

Exhibit "A"
Undeveloped land in area of Pepperwood as of October 28, 1994
Salt Lake County, Utah

Parcel 1 - 28-15-476-013

BEG N 89°48'29" W 415.02 FT & S 6°34'27" E 4.58 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° W 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

Parcel 2 - 28-16-476-002

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.

Parcel 3 - 28-15-351-002

COM N 0°22' W 1323 FT & N 89°51'28" 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.

Parcel 4 - 28-15-351-001

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.

8K7047PG0525

Parcel 5 - 28-23-176-002

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

Parcel 6 - 28-23-176-004

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 5245-1092

Parcel 7 - 28-23-176-001

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

Parcel 8 - 28-14-476-001

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

Parcel 9 - 28-14-376-007

BEG W 49 FT & N 15°52' E 60 FT FR S 1/4 COR SEC 14, T 3S, R 1E, S L M; 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 223.26 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 82.88 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

Parcel 10 - 28-14-226-001

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

Parcel 11 - 28-13-300-003

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

Parcel 12 - 28-14-226-004

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

Parcel 13 - 28-23-200-005

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

Parcel 14 - 28-23-200-015

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 124.7 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.

Parcel 15 - 28-22-228-009

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 354.13 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 353.68 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.

2808657-
69, DECEMBER

BK 7047 PG 0527

Parcel 16 - 28-22-278-008

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 ; N 500 FT;
E 335 FT; S 1320 FT TO BEG. 10.67 AC M OR L. 5975-1534,
5670-2448

Parcel 17 - 28-23-151-010

BEG N 89°57'12" E 1130.73 FT & S 336.22 FT & S 11°35' W 117.19
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 57°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°30'36" 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. 5989-2556, 5975-1534

20210627
CO. RECORDED

Less and Excepting therefrom, the following three tracts of land

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 7B and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON A CURVE WHICH IS N.89°48'29"W.
ALONG THE SECTION LINE 823.21 FT. AND SOUTH 253.21
FT. FROM THE NORTHEAST CORNER OF SECTION 22,
T.3S.-R.1E., S.L.B.&M.; AND RUNNING THENCE SOUTH-
WESTERLY ALONG THE ARC OF SAID CURVE 253.14 FT.
(RADIUS 592.00 FT, DELTA 24°30') TO A POINT OF REVERSE
CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
CURVE 348.98 FT. (RADIUS 930.00 FT, DELTA 21°30') TO THE
POINT OF A COMPOUND CURVE; THENCE ALONG THE ARC OF
SAID CURVE 324.12 FT. (RADIUS 335.14 FT, DELTA 55°24'44")
TO A POINT ON THE CURVE; THENCE N. 18° 07' 30" E. 31.00 FT.;
THENCE N. 0° 04' 51" E. 660.53 FT.; THENCE N. 89° 48' 51" W.
214.38 FT.; THENCE NORTH 349.61 FT.; THENCE N. 82° 30' E.
396.00 FT.; THENCE S. 47° 10' E. 125.00 FT.; THENCE S. 29° 30' W.
55.61 FT.; THENCE S. 50° 10' E. 172.95 FT. TO A POINT ON A
CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG
THE ARC OF SAID CURVE 45.49 FT. (RADIUS 782.00 FT.
DELTA 3° 20'); THENCE S. 53° 30' E. 190.00 FT. TO THE
POINT OF BEGINNING.

CONTAINING 10.089 ACRES

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 7E 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. 9 S. - R. 1 E., S. 1 E. & 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 249.00 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

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°48'29"E. 1308.13 FT. AND NORTH 957.70 FT. FROM THE SOUTH QUARTER CORNER OF SECTION 15, T.35.-R.1E, 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°52'47"E; THENCE NORTH 168.25 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