

Mail Tax Notice to

Grantee:

1265 East Fort Union Blvd.

Midvale, Utah 84047

Ent 279194 Bk 0733 Pg 0027-0028
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2005 JAN 24 12:57pm Fee 13.00 MWC
FOR GUARDIAN TITLE INS SLC

WARRANTY DEED

JAY S. FITZGERALD & LACY B. FITZGERALD, General Partners of LACY ENTERPRISES, LTD,
a Limited Partnership grantor
of Salt Lake City, , County of Salt Lake , State of Utah, hereby
CONVEYS AND WARRANTS to
VILLAGE COMMUNITIES, L.C.

of Salt Lake City, County of Salt Lake, State of Utah grantee
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS for the sum of
the following described tract of land in Salt Lake County,
State of Utah: County,

CONTINUED ON RIDER ATTACHED HERETO

WITNESS the hand of said grantor this 21 day of
January , A. D. 2005.

JAY S. FITZGERALD & LACY B. FITZGERALD
General Partners of LACY ENTERPRISES,
LTD, a Limited Partnership.

JAY S. FITZGERALD ~~BY~~
AS HIS ATTORNEY IN FACT

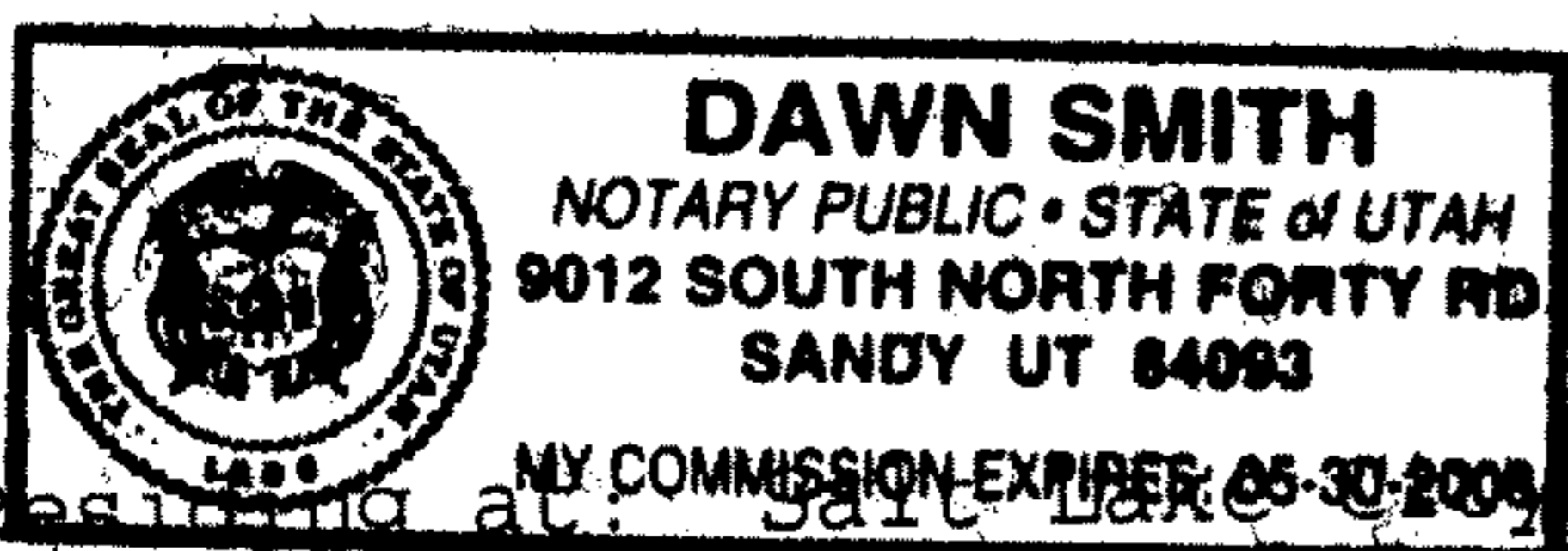
Jay S. Fitzgerald, general Partner by
Brian T. Murphy, as his atty. in fact

LACY B. FITZGERALD ~~BY~~
AS HER ATTORNEY IN FACT

Lacy B. Fitzgerald, general partner by
Brian T. Murphy, as his atty, in fact

STATE OF UTAH
COUNTY OF SALT LAKE

On the 21 day of January, 2005, personally appeared before me Jay S. Fitzgerald and Lacy B. Fitzgerald, by Brian T. Murphy, as their attorney in fact, who being duly sworn did say that they are general partners of LACY ENTERPRISES, LTD, a partnership and that said instrument was signed in behalf of said partnership by authority and said Jay S. Fitzgerald and Lacy B. Fitzgerald, by Brian T. Murphy, as their attorney in fact acknowledged to me that they as such general partners executed the same in the name of the partnership.



[Signature]
NOTARY PUBLIC

Residing at: Salt Lake, Utah My Commission Expires: 5/30/08

LEGAL DESCRIPTION:

E 279194 B 0733 P 0028

PARCEL 1:

Beginning at a point that is East 1961.74 feet and South 155.10 feet from the West Quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 89°36'14" East 202.27 feet; thence South 04°57'18" East 81.66 feet; thence South 38°48'10" East 23.05 feet; thence South 42°15'00" West 41.10 feet; thence South 51°20'00" East 33.25 feet; thence South 19°35'46" West 171.80 feet; thence South 20°34'36" East 639.61 feet; thence South 86°56'00" East 372.86 feet; thence South 26°54'27" East 61.67 feet; thence South 14°01'50" East 739.44 feet; thence South 89°26'11" West 51.59 feet; thence South 14°01'50" East 41.09 feet; thence South 89°44'16" West 217.46 feet; thence North 00°23'46" East 431.40 feet; thence North 89°12'00" West 722.77 feet; thence North 00°37'10" East 587.44 feet; thence South 89°36'14" East 4.63 feet; thence North 00°23'46" East 250.00 feet; thence North 89°36'14" West 3.70 feet; thence North 00°07'28" East 467.38 feet to the point of beginning.

Situate in Wasatch County, State of Utah.

(For reference purposes only: Tax Parcel No. OMI-0210-0-027-034
Tax Parcel No. OMI-0210-2-027-034)

PARCEL 1A:

Together with the easement rights over certain roads as established and developed by the Homestead Golf Course Master Agreement dated February 17, 1988, and recorded February 19, 1988, in Book 197, at Page 775, as Entry No. 144986.

PARCEL 2:

Beginning at a point on the dedicated West right of way line for Pine Canyon Road. Said point being North 803.53 feet and East 549.09 feet from the found Wasatch County Surveyors Brass Cap for the South quarter corner of Section 27, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence South 89°26'11" West 491.37 feet; thence North 62°42'08" West 69.10 feet; thence North 372.26 feet; thence North 88°44'14" West 388.38 feet to a property line with the Homestead, Inc.; thence North 13°34'51" West 144.43 feet; thence North 06°38'54" East 85.73 feet; thence North 79°18'10" East 80.27 feet; thence South 17°10'44" East 62.21 feet; thence South 26°13'24" East 89.02 feet; thence South 68°10'59" East 73.11 feet; thence South 12°50'41" West 53.61 feet; thence South 89°13'28" East 363.73 feet to an existing golf course easement with the Homestead, Inc.; thence North 14°01'50" West 300.98 feet along said easement; thence North 26°54'27" West 39.13 feet along said easement to a property line with Brinton; thence South 89°12'00" East 504.29 feet along the property line with Brinton to the West right of way for Pine Canyon Road; thence South 00°22'03" West 744.34 feet along the dedicated right of way for Pine Canyon Road to the point of beginning.

Situate in Wasatch County, State of Utah.

(For reference purposes only: Tax Parcel No. OMI-0211-0-027-034
Tax Parcel No. OMI-0210-0-027-034
Tax Parcel No. OMI-0210-2-027-034)

TOGETHER WITH: all gas, oil, mineral rights and interests and any and all water shares and/or rights.

Subject to easements, restrictions and rights-of-way currently of record and general property taxes for the year 2005 and thereafter.