

When Recorded, Return To:

J. Keith Adams, Esq.
Stoel Rives LLP
201 South Main Street, Suite 1100
Salt Lake City, Utah 84111

Mail Tax Notices To:

Scott W. Thornton, as Trustee of
The Scott W. Thornton Revocable Trust
3524 Red Pine Road
Park City, Utah 84098
and
Katherine Elizabeth Thornton, as Trustee of
The Katherine Elizabeth Thornton Revocable Trust
3524 Red Pine Road
Park City, Utah 84098

ENTRY NO. 00860360

12/03/2008 11:28:02 AM B: 1958 P: 1582

Warranty Deed PAGE 1/3

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 15.00 BY STOEL RIVES




WARRANTY DEED


SCOTT W. THORNTON and KATHERINE D. THORNTON, husband and wife, as joint tenants with right of survivorship ("Grantors"), of Park City, Summit County, Utah, hereby CONVEY AND WARRANT, to the extent provided below, to Scott W. Thornton, or his successor, as Trustee of THE SCOTT W. THORNTON REVOCABLE TRUST, u/d/t dated November 10, 2005, as to an undivided one-half (1/2) interest, and to Katherine Elizabeth Thornton, or her successor, as Trustee of THE KATHERINE ELIZABETH THORNTON REVOCABLE TRUST, u/d/t dated November 10, 2005, as to an undivided one-half (1/2) interest, ("Grantees"), as tenants-in-common, both having a mailing address of 3524 Red Pine Road, Park City, Utah 84098, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, all of the Grantors' interest in and to the following described real property situate in Summit County, Utah:

See Exhibit "A" attached.

The Grantors warrant only against encumbrances and defects in title existing at the time the Grantors took title to the above-described real property which were insured by any policy of title insurance issued to the Grantors. Said warranty shall be limited to the extent of coverage available under such policy.



Scott W. Thornton



Katherine D. Thornton

STATE OF UTAH)
)
) : SS.
COUNTY OF Salt Lake)

On the 21 day of November, 2008, SCOTT W. THORNTON and KATHERINE D. THORNTON, personally appeared before me, a notary public in and for said State, and duly acknowledged to me that they executed the same.



Jerilyn Millard
Notary Signature and Seal

EXHIBIT "A"
(Property Description)

Parcel No. PP-2-J-1

Beginning at a point which is North 61.20 feet and West 400.24 feet from the Northeast corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence West 269.76 feet along an existing fence line to the centerline of a 50.00 foot right of way, thence Southwesterly 490.53 feet along the arc of a 636.62 foot radius curve to the right (09°00'00"), thence South 67°00' East 437.50 feet along centerline of 50 foot right of way, thence North 29°58'15" East 146.46 feet to the centerline of a creek, thence North 58°58'26" East 77.80 feet along said creek, thence North 88°46'56" East 39.89 feet along said creek, thence North 79°19'29" East 39.20 feet along said creek, thence North 57°45'29" East 72.30 feet along said creek, thence North 06°12'31" West 135.00 feet, thence North 36°59'31" West 319.50 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING:

A perpetual right of way and easement for roadway purposes and for the construction alteration, maintenance and repair of underground utilities including water, electrical power, telephone and natural gas, fifty (50) feet in width, twenty-five (25) feet on either side of the following described center line:

Beginning at a point in the South line of a county road (which point is the Northeast corner of a 10 acre parcel of real property owned by Franklin D. Richards, Jr. and Gloria S. Richards, his wife) and which is located 1253 feet North and 750 West from the Northeast Corner of Section 1, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence 680.6 feet; thence South 10°00' East 355 feet; thence 640 feet along the arc of a 636.62 foot radius curve to the right, thence South 67°00' East 505.7 feet.