

Note
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8279092

WHEN RECORDED, MAIL TO:

Sandy City
Suite 301
10000 Centennial Parkway
Sandy City, Utah 84070
Attn: Walter Miller

8279092
06/28/2002 04:50 PM NO FEE
Book - 8615 Pg - 1-12
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: R.O.J., DEPUTY - WI 12 P.

SPECIAL WARRANTY DEED

River Oaks Golf Club II, LLC, a Delaware limited liability company ("Grantor"), whose address is 1 SunAmerica Center, 10th Floor, Los Angeles, California 90067-6022, in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is acknowledged, hereby conveys and warrants against all claiming by, through or under it, but not otherwise, to **Sandy City, a municipal corporation, body politic and political subdivision of the State of Utah** ("Grantee"), whose address is Suite 301, 10000 Centennial Parkway, Sandy City, Utah 84070, the following, described tract of land in Salt Lake County, State of Utah, including Seller's right, title and interest in any water rights, if any:

SEE EXHIBIT A

IN WITNESS WHEREOF, this Deed is executed by Grantor and Grantee this 25th day of June, 2002.

River Oaks Golf Club II, LLC, a Delaware limited liability company

By: SunAmerica Investments, Inc., a Georgia Corporation, Sole Member

By: Howard Heitner
Howard Heitner, Authorized Agent

BK 86 115 PG 0001

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES SS.

The foregoing instrument was acknowledged before me this 25th day of June, 2002 by HOWARD HEITNER

Sue Anderson Ford
NOTARY PUBLIC
Residing at: Hawthorne, Ca

My Commission Expires:

2/14/03



EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

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EXHIBIT "A"

140535CP

PARCEL 1:

All of Lots 2A, 2B, 2C and 2D, RIVER OAKS GOLF CLUB, according to the Official Plat thereof, recorded October 20, 1997, as Entry No. 6767680 in Book 97-10P at Page 318 in the Office of the Salt Lake County Recorder.

Together with:

All that certain tract of land lying in Section 2 and 11 Township 3 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing at the East Quarter Corner of Section 2; and running thence along the Easterly line South 00°10'27" West 101.30 feet to a point on the Southerly right of way of 9000 South; thence along said Southerly right of way South 89°55'38" West 747.08 feet to a point on the West bank of the Jordan River and the point of beginning; thence Southerly along the West bank of the Jordan River South 35°49'31" West 59.86 feet; thence South 25°05'19" West 212.69 feet; thence South 25°47'10" West 20.00 feet; thence South 43°52'01" West 38.94 feet; thence South 24°03'21" West 209.47 feet; thence South 32°51'51" West 145.47 feet; thence South 50°09'37" West 431.20 feet; thence South 45°02'00" West 280.81 feet; thence South 53°59'20" West 103.53 feet; thence South 68°39'02" West 40.47 feet; thence South 50°06'03" West 176.13 feet; thence South 42°24'23" West 124.67 feet; thence South 27°13'41" West 44.36 feet; thence South 32°57'06" West 320.91 feet; thence South 25°49'42" West 171.82 feet; thence South 19°25'28" West 174.82 feet; thence South 26°59'28" West 256.33 feet; thence South 33°31'32" West 379.21 feet; thence South 52°41'13" West 133.11 feet to a point on the East bank of the Jordan Canal; thence along the East bank of the Jordan Canal; thence North 03°36'34" East 31.80 feet; thence North 17°24'40" East 65.28 feet; thence North 26°47'20" East 91.05 feet; thence North 26°50'31" East 106.89 feet; thence North 29°29'41" East 217.08 feet; thence leaving said canal North 89°47'19" West 190.16 feet; thence North 24°03'18" East 118.27 feet; thence North 18°50'27" West 405.70 feet; thence North 04°03'14" East 92.12 feet; thence North 26°56'54" East 138.28 feet; thence North 07°25'49" West 426.69 feet; thence North 00°06'40" East 479.00 feet; thence North 09°23'33" East 520.82 feet; thence North 00°06'13" West 60.74 feet to a point on the South right of way of 9000 South; thence along said South right of way North 89°55'38" East 886.41 feet; thence South 00°12'54" East 12.00 feet; thence North 89°55'38" East 368.97 feet; thence South 82°56'52" East 201.56 feet; thence North 89°55'38" East 455.15 feet to the point of beginning.

Less and Excepting therefrom the following property from Lot 2A:

All of a certain tract of land located in the Northeast Quarter of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 11; thence South 00°12'48" East along the East line of said Section 11 for 1422.50 feet to the point of beginning, said point being the Southeast Corner of Mumford tract; thence continuing South 00°12'48" East along said East line for 146.03 feet; thence North 90°00'00" West for 20.00 feet; thence North 42°04'42" West for 196.76 feet to a point on Mumford's South line; thence South 89°59'48" East along said South line for 151.31 feet to the point of beginning.

Also less and excepting therefrom the following described property from Lot 2A:

Commencing at the East Quarter Corner of Section 11, Township 3 South, Range 1 West; thence

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North 00°12'48" West along the East line of said section 440.63 feet; thence perpendicular to said section line South 89°47'12" West 167.01 feet to the point of beginning; thence South 48°02'15" East 67.63 feet to the beginning of a curve to the right having a radius of 1031.50 feet, a central angle of 09°31'12" (chord bearing and distance of South 43°16'40" East 171.19 feet); thence along the arc of said curve for 171.39 feet; thence South 00°12'48" East 91.37 feet to the beginning of a non-tangent curve to the left having a radius of 977.50 feet, a central angle of 13°43'35" (chord bearing and distance of North 41°10'29" West 233.62 feet); thence along the arc of said curve 234.18 feet; thence North 48°02'15" West 67.62 feet; thence North 41°57'10" East 54.00 feet to the point of beginning.

Less and excepting therefrom the following described property from Lot 2B:

Beginning at the Southeast Corner of Lot 218, SOUTH MEADOW SUBDIVISION PHASE II, according to the Official Plat thereof, recorded in Book 90-10 of Plats at Page 127 records of Salt Lake County, Utah, said point also being on the West line of Basin Street and the West line of South Meadows Subdivision (Amended), according to the Official Plat thereof, recorded in Book 90-4 of Plats at Page 41, records of Salt Lake County, Utah; and running thence along the South line of said Lot 218, South 89°51'10" West 96.12 feet to the Southwest Corner of said Lot 218; thence South 05°13'32" East 115.73 feet, more or less, to a point South 85°05'00" West from the Southwest Corner of said South Meadows Subdivision (Amended); thence North 85°05'00" East 80.78 feet, more or less, to the said Southwest Corner of said South Meadows Subdivision (Amended); thence along the West line of said South Meadows Subdivision (Amended) the following three (3) courses: North 05°15'00" West 40.00 feet to a point on a 15.00 foot radius curve to the left, the center of which bears North 05°15'00" West; thence along the arc of said curve, through a central angle of 90°00'00" a distance of 23.56 feet; thence North 05°15'00" West 52.74 feet, more or less, to the point of beginning.

Less and excepting therefrom the following described property from Lot 2C

Commencing at the Southeast Corner of said Section 2; thence North 00°10'27" East along the East line of said Section 711.00 feet; thence North 89°49'33" West perpendicular to said section 1708.85 feet to the point of beginning; thence South 90°00'00" West 50.00 feet; thence North 00°12'48" West 345.32 feet; thence South 59°29'11" East 58.17 feet; thence South 00°12'48" East 315.79 feet to the point of beginning.

Less and excepting therefrom the following described property from Lot 2D:

Commencing at the Southeast Corner of said Section 2; thence North 00°10'27" East along the East line of said section 710.44 feet; thence North 89°49'33" West perpendicular to said section 1893.75 feet to the point of beginning; thence South 90°00'00" West 50.72 feet; thence North 29°24'30" West 88.59 feet; thence North 58°48'54" West 44.35 feet; thence North 28°47'16" East 101.30 feet; thence North 27°25'07" East 103.47 feet; thence North 33°51'27" East 61.92 feet; thence South 00°12'48" East 332.20 feet to the point of beginning.

Also less and excepting therefrom the following Park and Recreation tracts:

Commencing at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 00°10'27" West along the East line of said section 104.52 feet; thence North 89°49'33" West 747.07 feet to the point of beginning; thence South 35°49'31" West 59.86 feet; thence South 25°05'19" West 212.69 feet; thence North 64°54'45" West 50.00 feet; thence North 25°05'19" East 217.39 feet; thence North 35°49'31" East 28.36 feet; thence North 89°55'38" East 61.72 feet to the point of beginning.

Also less:

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Commencing at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°10'27" West along the East line of said Section 364.09 feet; thence North 89°49'33" West 880.21 feet to the point of beginning; thence South 43°52'01" West 38.94 feet; thence South 24°03'21" West 209.47 feet; thence South 32°51'51" West 145.48 feet; thence South 50°09'37" West 431.20 feet; thence South 45°02'00" West 280.81 feet; thence South 53°59'20" West 103.53 feet; thence South 68°39'02" West 40.47 feet; thence South 50°05'56" West 56.27 feet; thence North 00°12'54" West 64.97 feet; thence North 50°05'56" East 22.95 feet; thence North 68°39'01" East 42.21 feet; thence North 53°59'21" East 93.18 feet; thence North 45°02'00" East 279.14 feet; thence North 50°09'37" East 425.83 feet; thence North 32°51'52" East 134.02 feet; thence North 24°03'22" East 214.35 feet; thence North 43°52'04" East 30.67 feet; thence South 64°54'40" East 52.81 feet to the point of beginning.

Also less:

Commencing at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°10'27" West along the East line of said Section 1417.56 feet; thence North 89°49'32" West 1896.27 feet to the point of beginning; thence South 42°24'23" West 63.02 feet; thence South 27°13'41" West 44.36 feet; thence South 32°57'06" West 104.50 feet; thence North 57°02'54" West 50.00 feet; thence North 32°57'06" East 102.00 feet; thence North 27°13'42" East 48.53 feet; thence North 42°24'22" East 124.02 feet; thence South 00°12'48" East 73.84 feet to the point of beginning.

Also less:

Commencing at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°10'27" West along the East line of said section 1608.41 feet; thence North 89°49'32" West 2026.21 feet to the point of beginning; thence South 32°57'06" West 196.41 feet; thence South 25°49'43" West 171.82 feet; thence South 19°25'28" West 174.82 feet; thence South 26°59'28" West 53.16 feet; thence North 63°00'35" West 50.00 feet; thence North 26°59'28" East 49.86 feet; thence North 19°25'28" East 174.31 feet; thence North 25°49'43" East 177.73 feet; thence North 32°57'06" East 199.53 feet; thence South 57°02'54" East 50.00 feet to the point of beginning.

Also less:

Commencing at the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00°10'27" West along the East line of said section 2158.77 feet; thence North 89°49'32" West 2298.57 feet to the point of beginning; thence South 26°59'28" West 183.17 feet; thence South 33°31'32" West 379.21 feet; thence South 52°41'13" West 133.11 feet; thence North 03°36'34" East 31.80 feet; thence North 17°24'39" East 44.97 feet; thence North 52°41'12" East 67.13 feet; thence North 33°31'32" East 367.92 feet; thence North 26°59'28" East 180.32 feet; thence South 63°00'31" East 50.00 feet to the point of beginning.

PARCEL 2:

Parcel A:

A tract of land situate in Lots 8 and 9 of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning on the North boundary line of the grantor's land at the West boundary line of the Grantee's corridor at a point 2604.7 feet North and 1863.9 feet West from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 1398.1 feet along said corridor West boundary line to the Northwesternly bank of the Jordan

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River; thence South 51°50' West 30.5 feet along said river bank; thence North 759.0 feet and North 9°16' West 666.7 feet to said North boundary line of said land; thence East 131.4 feet along said North boundary line to the point of beginning.

Parcel B:

A tract of land 110 feet wide extending Westerly from and abutting the Westerly line of the existing 50 foot right of way of the grantee and described as follows:

Beginning at the intersection of the South boundary line of 9000 South Street and the said Westerly line of Grantee's right of way at a point 2605 feet North and 1754 feet West, more or less, from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 1299.2 feet along said Westerly right of way to the Northwesterly bank of the Jordan River; thence South 43°15' West 65.7 feet and South 51°50' West 82.7 feet, more or less, along said River bank to a point 110 feet perpendicularly distant Westerly from an extension of the first course in the description of this tract of land; thence North 1398.1 feet to the said South boundary line of 9000 South Street; thence East 110 feet along said boundary line to the point of beginning.

Excepting therefrom Parcels 1 and 2 those portions lying within the bounds of the Jordan River and 9000 South Street, also excepting therefrom Parcels 1 and 2 the following:

A parcel of land in fee for a highway known as Project No. 0012, being part of an entire tract of property, situate in Lot 8 of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point 2604.7 feet North and 1863.9 feet West from the Southeast Corner of said Section 2; and running thence West 131.4 feet along the North boundary line of said entire tract; thence South 9°16' East 37.74 feet along the Westerly boundary line of entire tract to a point 53.00 feet perpendicularly distant Southerly from the centerline of office revision of said project; thence North 89°55'42" East 235.32 feet along a line parallel to said centerline to the East boundary line of said entire tract; thence North 36.95 feet along said East boundary line; thence West 110 feet along said North boundary line to the point of beginning as shown on the Official Map of said project on file in the Office of the Utah Department of Transportation.

Also less and excepting any of the portion lying within 9000 South Street as disclosed by that certain Final Order of Condemnation recorded November 22, 1993 as Entry No. 5642783 in Book 6789 at Page 149 of Official Records.

Parcel C:

A tract of land situate in Lot 10 of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning on the South boundary line of the Grantor's land at the West boundary line of the Grantee's corridor at a point 389.2 feet North and 1858.9 feet West from the Southeast Corner of Section 2, Township 3 South Range 1 West, Salt Lake Base and Meridian; and running thence North 760.69 feet to the center line of the Jordan River; thence South 45°47' West 41.86 feet up said center line; thence South 718.87 feet to said South boundary line; thence South 67°10' East 32.55 feet to the point of beginning.

Parcel D:

Beginning on the South boundary line of the Grantor's land at a point 357 feet North and 1754 feet

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West, more or less, from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 876.2 feet, being parallel to and 25 feet perpendicularly distant West from the center line of an existing transmission line easement to the Southeasterly bank of the Jordan River; thence South 52°05' West 57 feet and South 45°05' West 91.8 feet along said river bank; thence South 721.9 feet being parallel to and 110 feet perpendicularly distant West from the above-described East boundary line of this tract of land to said South boundary line of said land; thence South 68°00' East 70.1 feet and South 58°00' East 53.1 feet along said South boundary line to the point of beginning.

Excepting therefrom those portions of Parcels 3 and 4 lying within the bounds of the Jordan River.

Parcel E:

A tract of land situate in Lot 10 of Section 2 and Lot 1 of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Beginning at the North boundary line of the Grantor's land and the West line of Grantor's corridor at a point 411 feet North and 1863.9 feet West from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 68°00' West 32.4 feet along said North boundary line; thence South 1343.8 feet to the South boundary line of said land; thence North 38°30' East 53.0 feet along said South boundary line to said West boundary line of Grantee's corridor; thence North 13°51' West 12.45 feet and North 1278.2 feet along said corridor West boundary line to the point of beginning.

Parcel F:

Beginning on the North boundary line of the Grantor's land at a point 357 feet North and 1754 feet West, more or less, from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 1101.3 feet, being parallel to and 25 feet perpendicularly distant West from the center line of an existing transmission line easement, to the Southeasterly boundary line of said Grantor's land; thence South 38°30' West 171.9 feet along said Southeasterly boundary line; thence North 13°51' West 12.5 feet; thence North 1278.2 feet being parallel to and 110 feet perpendicularly distant West from the above-described East boundary line of this tract of land to said North boundary line; thence South 68°00' East 70.1 feet and South 58°00' East 53.1 feet along said North boundary line to the point of beginning.

Also together with:

Beginning on the Northwesterly boundary line of the Grantor's land at a point 745 feet South and 1754 feet West, more or less, from the Northeast Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence South 109.1 feet and South 13°51' East 1869.7 feet, being parallel to and 25 feet perpendicularly distant West from the center line of an existing transmission line easement, to the South boundary line of said land; thence West 113.3 feet along said South boundary line; thence North 13°51' West 1843.5 feet, being parallel to a 110 feet perpendicularly distant West from the above described East boundary line of this tract of land to said Northwesterly boundary line; thence North 38°30' East 171.9 feet along said Northwesterly boundary line to the point of beginning.

Excepting therefrom that portion lying within the following:

A tract of land situate in Lot 1 and Lot 4 of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of said tract of land at a point 2669.1 feet South and 1306.4 feet

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West from the Northeast Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 13°51' West 1550.8 feet to the Northeast Corner of said tract of land; thence North 48°00' West 196 feet to the Northwest Corner of said tract of land; thence South 13°51' East 1685.8 feet to the Southwest Corner of said tract of land; thence East 113.3 feet to the point of beginning.

Parcel G:

A tract of land situate in Lots 1 and 4 and the Northeast Quarter of the Northeast Quarter of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the North boundary line of the Grantor's land and the West boundary line of Grantee's corridor at a point 879.3 feet South and 1861 feet West, more or less, from the Northeast Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 13°51' East 157.7 feet along said corridor West boundary line; thence North 48°00' West 95.2 feet; thence North 48.0 feet to the North boundary line of said land; thence North 38°30' East 53.0 feet along said North boundary line to the point of beginning.

Parcel H:

A tract of land situate in Lots 1 and 4 and the Northeast Quarter of the Northeast Quarter of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of the Grantor's land which is the East Quarter Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 196.7 feet along the East boundary line of said land; thence North 48°00' West 2378.0 feet to the East boundary line of Grantee's corridor; thence South 6.7 feet and South 13°51' East 318.9 feet along said corridor East boundary line; thence South 48°00' East 2199.3 feet to the South boundary line of said land; thence East 56.5 feet along said South boundary line to the point of beginning.

Parcel I:

A tract of land situate in Lots 1 and 4 of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning on the Southwest boundary line of the Grantee's corridor at a point 840.7 feet North and 990.2 feet West from the East Quarter Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 69°51' West 532.5 feet; thence North 13°51' West 838.7 feet to said corridor Southwest boundary line; thence South 48°00' East 942.8 feet along said corridor boundary line to the point of beginning.

Excepting therefrom the above tract of land situate in Lots 1 and 4 of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at the Southeast Corner of said tract of land at a point 2669.1 feet South and 1306.4 feet West from the Northeast Corner of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 13°51' West 1550.8 feet to the Northeast Corner of said tract of land; thence North 48°00' West 196 feet to the Northeast Corner of said tract of land; thence South 13°51' East 1685.8 feet to the Southwest Corner of said tract of land; thence East 113.3 feet to the point of beginning.

PARCEL 3:

All of that certain tract of land located in the Southeast Quarter of Section 2, Township 3 South,

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Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 2; thence South 00°10'27" West along the East line of said Section for 1950.82 feet; thence North 89°49'33" West perpendicular to said section line for 1517.08 feet to the point of beginning; thence North 00°10'27" East for 396.91 feet; thence North 89°54'32" East for 501.66 feet; thence South 02°07'56" East for 62.30 feet; thence with a curve to the left having a radius of 21.00 feet, a central angle of 93°06'10" (chord bearing and distance of South 48°41'01" East - 30.49 feet) for an arc distance of 34.12 feet; thence South 84°45'54" West for 15.62 feet; thence with a curve to the left having a radius of 680.00 feet, a central angle of 52°27'12" (chord bearing and distance of South 58°30'57" West - 601.01 feet) for an arc distance of 622.53 feet to the point of beginning.

PARCEL 4:

Beginning at a point on a 600 foot radius curve and the East line of Riverside Drive, said point being South 0°10'27" West along the section line 2033.30 feet and South 89°53'45" West 1475.97 feet from the East Quarter Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said curve to the left 312.91 feet along the arc and whose chord bears South 12°10'54" West 309.37 feet; thence North 66°35'06" West 349.10 feet; thence North 77°36'40" West 390.48 feet to the centerline of the Jordan River; thence following along said centerline the following courses: North 27°40'54" East 632.20 feet; thence North 38°50'22" East 78.23 feet; thence North 48°23'55" East 87.09 feet; thence North 49°52'33" East 291.41 feet; thence North 44°11'50" East 140.55 feet; thence leaving said river South 0°10'27" West 887.34 feet; thence North 89°53'45" East 41.03 feet to the point of beginning.

Excepting therefrom those portions as they may affect conveyed to Utah Power & Light Company, and more particularly described as follows:

Beginning at a point 357 feet North and 1754 feet West, more or less, from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence North 876.2 feet, being parallel to and 25 feet perpendicularly distant West from the center line of an existing transmission line easement, to the Southeasterly bank of the Jordan River; thence South 52°05' West 57 feet and South 45°05' West 91.8 feet along said river bank; thence South 721.9 feet, being parallel to and 110 feet perpendicularly distant West from the above described East boundary line of this tract of land to said South boundary line of said land; thence South 68°00' East 70.1 feet and South 58°00' East 53.1 feet along said South boundary line to the point of beginning.

Also less and excepting:

Beginning at a point which is North 411 feet and West 1863.9 feet from the Southeast Corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 721.9 feet to the Southeasterly bank of the Jordan River; thence Southwesterly along said bank 41.87 feet, more or less; thence South to a point North 68° West from the point of beginning; thence South 68° East 32.4 feet to the point of beginning.

And further excepting any and all portions lying within the recorded bounds of River Oaks Golf Club, according to the Official Plat thereof, on file and of record in the Office of the so County Reorder.

Less and excepting therefrom the following deeded to State of Utah, Department of Natural Resources, Division of Parks and Recreation, formerly known as the State Park and Recreation Commission by Warranty Deed Corrected, recorded October 6, 1999, as Entry No. 7483965 in Book 8314 at page 5192 being more particularly described as follows:

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All of five tracts of land, situate and being in Section 2 and 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, State of Utah, and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 2; thence South 00°10'27" West along the East line of said Section 104.52 feet; thence North 89°49'32" West 747.07 feet to the point of beginning; thence South 35°49'31" West 59.86 feet; thence South 25°05'19" West 125.13 feet; thence North 56°15'06" West 50.58 feet; thence North 25°05'19" East 122.21 feet; thence North 35°49'31" East 28.36 feet; thence North 89°55'38" East 61.72 feet to the point of beginning.

And:

Commencing at the East Quarter Corner of said Section 2; thence South 00°10'27" West along the East line of said Section 284.99 feet; thence North 89°49'32" West 843.19 feet to the point of beginning; thence South 25°05'19" West 67.33 feet; thence South 25°47'10" West 20.00 feet; thence South 43°52'01" West 38.94 feet; thence South 24°03'21" West 209.47 feet; thence South 32°51'51" West 145.48 feet; thence South 50°09'37" West 431.20 feet; thence South 45°02'00" West 280.81 feet; thence South 53°59'20" West 103.53 feet; thence South 68°39'02" West 40.47 feet; thence South 50°05'56" West 56.27 feet; thence North 00°12'54" West 64.97 feet; thence North 62°08'17" East 64.38 feet; thence North 53°59'21" East 93.18 feet; thence North 45°02'00" East 279.14 feet; thence North 50°09'37" East 425.83 feet; thence North 32°51'51" East 134.02 feet; thence North 24°03'21" East 214.35 feet; thence North 43°52'04" East 30.67 feet; thence North 33°46'18" East 20.23 feet; thence North 25°05'19" East 74.95 feet; thence South 56°15'06" East 50.58 feet to the point of beginning.

And:

Commencing at the East Quarter of said Section 2, thence South 00°10'27" West along the East line of said Section 1417.56 feet; thence North 89°49'32" West 1896.27 feet to the point of beginning; thence South 42°24'23" West 63.02 feet; thence South 27°13'41" West 44.36 feet; thence South 32°57'06" West 104.50 feet; thence North 57°02'54" West 50.00 feet; thence North 32°57'06" East 102.00 feet; thence North 27°13'42" East 48.53 feet; thence North 42°24'22" East 124.02 feet; thence South 00°12'48" East 73.84 feet to the point of beginning.

And:

Commencing at the East Quarter Corner of said Section 2; thence South 00°10'27" West along the East line of said Section 1608.41 feet; thence North 89°49'32" West 2026.21 feet to the point of beginning; thence South 32°57'06" West 196.41 feet; thence South 25°49'42" West 171.82 feet; thence South 19°25'28" West 174.82 feet; thence South 26°59'28" West 128.43 feet; thence North 72°09'45" West 50.64 feet; thence North 26°59'28" East 133.18 feet; thence North 19°25'29" East 174.31 feet; thence North 25°49'42" East 177.73 feet; thence North 32°57'06" East 199.53 feet; thence South 57°02'54" East 50.00 feet to the point of beginning.

And:

Commencing at the East Quarter Corner of said Section 2; thence South 00°10'27" West along the East line of said section 2226.17 feet; thence North 89°49'32" West 2331.65 feet to the point of beginning; thence South 26°59'28" West 107.64 feet; thence South 33°31'32" West 379.21 feet; thence South 52°41'13" West 133.11 feet; thence North 03°36'34" East 31.80 feet; thence North 17°24'39" East 44.97 feet; thence North 52°41'12" East 67.13 feet; thence North 33°31'32" East 367.92 feet; thence North 26°59'28" East 96.73 feet; thence South 72°09'45" East 50.64 feet to the point of beginning.

PARCEL 5:

All of a certain tract of land located in the Northeast Quarter of Section 11, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and being more particularly described as follows:

Commencing at the Northeast Corner of said Section 11; thence South 00°12'48" East along the East line of said Section 11 for 1422.50 feet to a point on the South line of Mumfords tract; thence North 89°59'48" West along said South line 151.31 feet to the point of beginning; thence continuing North 89°59'48" West along Mumfords South line 233.88 feet to the Southwest Corner of Mumford; thence North 00°00'12" East along the East line of Mumford 155.64 feet to a point on the North bank of Dry Creek; thence along said North bank the following six (6) courses and distances: 1) South 54°42'07" East 33.39 feet; 2) South 55°13'22" East 77.19 feet; 3) South 09°58'29" East 13.48 feet; 4) South 41°48'42" East 15.83 feet; 5) North 76°11'54" East 40.38 feet; 6) North 67°32'43" East 17.10 feet; thence South 42°04'42" East 112.39 feet to the point of beginning.

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27-02-400-002-0000
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27-02-400-040-0000
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27-02-400-049-0000
27-02-400-055-0000
27-02-426-006-0000
27-02-484-021-0000
27-11-202-017-0000
27-11-202-019-4001
27-11-202-019-0000
27-11-202-019-4002
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