

After Recording Mail To:
Gerald H. Kinghorn
PARSONS KINGHORN HARRIS
111 E. Broadway, 11th Floor
Salt Lake City, Utah 84111

SPECIAL WARRANTY DEED

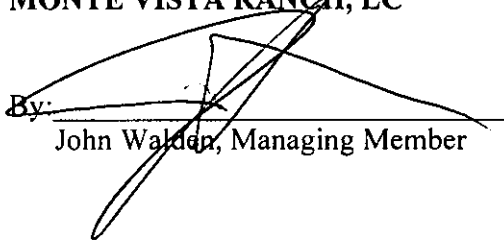
MONTE VISTA RANCH, L.C., a Utah limited liability company ("Grantor") hereby conveys and warrants against all others claiming by, through, or under it to EAGLE MOUNTAIN CITY, a municipal corporation of 1650 E. Stagecoach Run, Eagle Mountain City, Utah County, Utah 84005 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, all of Grantors right, title and interest in the following real property, situated in Utah County, Utah, more particularly described on attached Exhibit A (the "Property").

Grantor further terminates and rescinds that certain Master Declaration of Covenants for Eagle Mountain Properties Communities Master Association (the "Master Declaration"), recorded in the official records of the Utah County Recorder on October 29, 2009 as Entry No. 113261:2009, Pages 1 through 103, with respect to the Property. Grantor terminates and rescinds the Master Declaration pursuant to its rights as Founder under the Master Declaration and in accordance with Chapters 20.1 and 20.2 of the Master Declaration.

Executed this 27 of Dec., 2010.

GRANTOR:

MONTE VISTA RANCH, LC

By: 
John Walden, Managing Member

STATE OF UTAH)
)
) ss.
COUNTY OF UT)

On the 27 of Dec., 2010 personally appeared before me, JOHN WALDEN, who duly acknowledged to me that the foregoing instrument was executed on behalf of the Grantor.

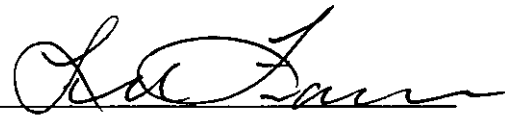

Notary Public



EXHIBIT A

(Special Warranty Deed)

PARCEL 1: (EAGLE MOUNTAIN PARCEL)

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAGLE MOUNTAIN FIRESTATION PARCEL RECORDED AS ENTRY NO.: 83437 AND MAP NO.: 7294, ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°31'09" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1030.44 FEET AND NORTH 740.58 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 8°26'07" EAST, A DISTANCE OF 132.28 FEET; THENCE SOUTH 81°33'53" EAST, A DISTANCE OF 125.32 FEET, TO THE PROJECTED EASTERLY LINE OF THE AFORESAID FIRESTATION PARCEL; THENCE SOUTH 8°56'01" WEST, A DISTANCE OF 113.85 FEET, TO THE NORTH LINE OF SAID FIRESTATION PARCEL; THENCE WEST, ALONG SAID NORTH LINE 125.68 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 15,356 SQUARE FEET, OR 0.352 ACRES

PARCEL 2: (ROADWAY DESCRIPTION)

A STRIP OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAGLE MOUNTAIN FIRESTATION PARCEL RECORDED AS ENTRY NO.: 83437 AND MAP NO.: 7294 ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 89°31'09" EAST 1030.44 FEET AND NORTH 740.58 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 12, AND RUNNING THENCE NORTH 87°40'30" WEST, A DISTANCE OF 1.57 FEET, TO THE NORTHEAST CORNER OF THE TOWNCENTER ACCESS ROADWAY DEDICATION, RECORDED AS ENTRY NO 123521 MAP NO.: 8323, ON FILE WITH THE UTAH COUNTY RECORDERS OFFICE; THENCE NORTH 81°33'53" WEST, ALONG THE NORTH LINE OF SAID TOWNCENTER ACCESS DEDICATION, A DISTANCE OF 37.00 FEET; THENCE NORTH 8°26'07" EAST, ALONG THE PROJECTED EAST LINE OF SAID ACCESS ROAD, A DISTANCE OF 132.45 FEET; THENCE SOUTH 81°33'53" EAST, PARALLEL WITH THE AFORESAID NORTH LINE OF THE ACCESS ROAD, A DISTANCE OF 38.56 FEET, TO THE PROJECTED WEST LINE OF THE FIRE STATION PARCEL; THENCE SOUTH 8°26'07" WEST, ALONG SAID LINE PROJECTION, A DISTANCE OF 132.28 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 5,107 SQUARE FEET, OR 0.117 ACRES