

21/07  
WHEN RECORDED MAIL TO:  
Grantee  
3760 Highland Drive, Suite 505  
Salt Lake City, Utah 84104  
MTC File No. 102696a

ENT 197668:2003 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2003 Dec 17 4:06 pm FEE 15.00 BY SH  
RECORDED FOR MERIDIAN TITLE COMPANY

## WARRANTY DEED

MT. SARATOGA, INC., a Utah Corporation, **GRANTORS**, of Utah County State of Utah, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, do hereby **CONVEY and WARRANT to**

CENTURY PACIFIC HOMES, INC., a Utah Corporation,

as **GRANTEE**, the following described real property situated in Utah County, State of Utah, to-wit:

**PARCEL 3A:**

A parcel of ground located in the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Commencing at a point on the Easterly boundary of the Utah Power and Light Corridor, which lies thence North 89 degrees 10'59" West; 424.28 feet from the East Quarter Corner of said Section 21; thence South 04 degrees 43'35" West, 877.37 feet; thence North 89 degrees 33'29" West, 882.23 feet; thence North 00 degrees 26'31" East, 881.12 feet; thence South 89 degrees 10'59" East, 947.80 feet to the point of beginning.

**PARCEL 3B:**

A parcel of ground located in the Southeast Quarter of Section 21, Township 5 South, Range 1 West, Salt Lake Base and Meridian described as follows:

Commencing at the East Quarter Corner of said Section 21 thence South 00 degrees 23'51" West, 872.14 feet; thence North 89 degrees 33'29" West, 360.13 feet; thence North 04 degrees 43'35" East, 876.51 feet; thence South 89 degrees 10'59" East, 293.98 feet; to the point of beginning.

Part of Utah County Tax Parcel Nos. 58-034-0314.

RESERVING TO THE GRANTORS a temporary easement for ingress, egress, development roadway access, public utilities and drainage over, across and under the property conveyed hereunder. Said easement shall benefit the remaining portion of Utah County Tax Parcel No. 58-034-0016 (the Remainder Parcel) owned by the Grantors and said Easement shall terminate upon the conveyance by Grantors hereunder to the Grantee or the Grantee's successor of the full Remainder Parcel. Said Easement shall be redescribed and limited by the Grantor to a 56 foot Easement hereunder at such time as the Grantor presents to the Grantee a development plan for the development of the Remainder Parcel which plan is reasonably acceptable to the Grantee or its

