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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 SN
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

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MOTARY PUBLIC • STATE OUTAH

64 EAST 6400 SOUTH #100

SALT LAKE CITY, UT 84107

COMM. EXP 8-10-2005

SUBJECT to any overlaps in the legal description arising from the fact that the Section is oversized and some of the descriptions assume a one-mile section.

Subject to general property taxes for the current year and thereafter.

Subject to Rollback Taxes due under the 1969 Farmland Assessment Act.

Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 17 day of
November, 2003. De cember
MT. SARATOGA, INC., a Utah Corporation
BY: Thild authory Signer ITS:
STATE OF UTAH) :ss
COUNTY OF SALT LAKE)
The foregoing instrument was acknowledged before me this 17 day of November, 2003 by Myron B. Child the authorized gigner of MT. SARATOGA, INC., a Utah Corporation, who duly acknowledged to me that it was executed by
authority
NOTARY PUBLIC