When Recorded Mail To: Grantee 11650 S. State Street #300 Draper, UT 84020 MTC File No. 206331 Ent: 359971 - Pg 1 of 2 Date: 9/9/2011 3:45:00 PM

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Jerry M. Houghton, Recorder Tooele County Corporation For: Meridian Title Company

WARRANTY DEED

Fieldstone Utah Investors, LLC, a Delaware limited liability company, GRANTORS, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

Phoenix of Copper Canyon, LLC, a Utah Limited Liability Company,

as GRANTEE(S), the following real property located in Tooele County, State of Utah, described as:

Beginning at a point on the West right of way line of 200 West street said point being South 00°12'53" East 398.62 feet along the center section line and South 89°47'07" West 42.00 feet from the North 1/4 corner of Section 21, Township 3 South, Range 4 West, Salt Lake Base and Meridian, and run thence along said 200 West as follows: South 00°12'53" East 495.83 feet to the point of a curve to the right; thence along the arc of said curve 178.15 feet, with a radius of 146.00 feet, with a delta angle of 69°54'52" South 89°47'07" West bearing to the radius point; thence South 69°41'59" West 171.26 feet to the point of a curve to the left; thence along the arc of said curve 292.97 feet, with a radius of 240.00 feet, with a delta angle of 69°56'32" South 20°18'01" East bearing to the radius point to the North line of Shetland Meadows Phase 3 and the extension of the North line of Shetland Meadows Phase 1; thence South 89°45'29" West 286.50 feet along said Shetland Meadows; thence South 70°20'08" West 60.20 feet along said Shetland Meadows to the North East corner of Copper Canyon Phase 1 Amended Subdivision as recorded in the Tooele County Recorders Office; thence along said Copper Canyon as follows South 62°17'39" West 491.45 feet; thence South 63°18'55" West 86.67 feet: thence South 62°17'39" West 29.92 feet; thence South 63°18'51" West 382.01 feet; thence South 62°05'46" West 95.75 feet; thence South 62°05'22" West 403.05 feet; thence South 57°43'23" West 139.50 feet; thence South 57°43'59" West 60.00 feet; thence South 57°43'24" West 522.41 feet; thence South 56°52'20" West 335.68 feet to the North right of way line of 650 North Street as degenerated and shown on the West Point Meadows Phase 1 and 2 Subdivisions as recorded in the Tooele County Recorder's office; thence South 89°41'54" West 951.62 feet along said 650 North to the East right of way line of a proposed 600 West street; thence North 00°08'31" West 484.35 feet along said proposed 600 West to the Southerly and Easterly right of way line of Tooele Boulevard; thence along said Tooele Boulevard as follows North 43°55'20" East 2202.51 feet to the point of a curve to the right; thence along the arc of said curve 389.22 feet, with a radius of 487.00 feet, with a delta angle of 45°47'29" South 46°04'40" East bearing to the radius point; thence North 89°42'49" E 2013.66 feet to he point of a curve to the Right; thence along the arc of said curve 46.38 feet, with a radius of 29.50 feet, with a delta angle of 90°04'18" South 00°17'11" East bearing to the radius point to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Copper Canyon PUD Phase 2A and Copper Canyon PUD Phase 2B. Tax Parcel No. 02-003-0-0023, 02-002-0-0042 Subject to general property taxes for the current year and thereafter. Subject to easements, conditions, covenants and restrictions of record. In witness whereof, the grantors have executed this instrument this September, 2011. Fieldstone Utah Investors, LLC STATE OF UTAH) :ss COUNTY OF SALT LAKE The foregoing instrument was acknowledged before me this September, 2011 by INV Babler of Fieldstone the

> NOTARY PUBLIC • STATE OF UTAH COMMISSION NO. 577732 COMM. EXP. 02/23/2013

Utah Investors, LLC, a Delaware limited liability company.

Notary Public