

SPECIAL WARRANTY DEED

SUNCREST, L.L.C., a Delaware limited liability company, formerly known as DAE/WESTBROOK, L.L.C., a Delaware limited liability company ("Grantor"), whose address is 2021 East Village Green Circle, Draper, Utah 84020, hereby CONVEYS AND WARRANTS against all claiming by, through or under to WASATCH HOMES, LLC ("Grantee") for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, that certain real property situated in Utah County, State of Utah, and more fully listed and described on Exhibit A attached hereto and by this reference is made a part hereof (the "Property").


BUT EXCEPTING AND RESERVING to Grantor all water, water rights, and rights to water, whether or not adjudicated and whether or not appropriated, including tributary, non-tributary, surface, underground, spring and seep waters on, arising on, underlying or used in connection with the Property, and all ditches and ditch rights, reservoir and reservoir rights, pipelines, wells, well permits, pumps, storage tanks, rights-of-way, easements and associated rights or privileges appurtenant to or used in connection with the Property.

The Property is subject to (i) the Declaration of Covenants, Conditions and Restrictions for SunCrest dated December 21, 1999 and recorded December 28, 1999, Volume 7543075, Book 8332, Page 4708 of the records of the Official Records of Real Property of Salt Lake County, Utah, and (ii) that certain Deed of Trust of even date herewith executed by Grantee in favor of Grantor to secure the payment of an obligation described therein and recorded in the Official Records of Real Property at Salt Lake County, Utah.

This conveyance is made and accepted subject to all matters of record duly recorded in the Real Property Records of Utah County.

WITNESS, the hands of said Grantor as of 4th day of May, 2004,
2004.

SUNCREST, L.L.C.
a Delaware limited company

By: 
Name: Edward L. Grampp, Jr.
Title: Assistant Vice President

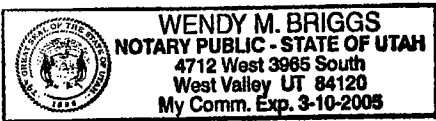
STATE OF Utah §
COUNTY OF Salt Lake §
§

The foregoing instrument was acknowledged before me this 4th day of May, 2004 by Edward L. Grampp, Jr., Assistant Vice President of SUNCREST, L.L.C., a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires: 3-10-05
Wendy M. Briggs
Notary Public

(SEAL)



LEGAL DESCRIPTION

Lots 102, 103, 111, 122, 123, 124, 266 and 267, EAGLE CREST NO. 1 AT SUNCREST, according to the official plat thereof, as recorded in the office of the Utah County Recorder.

Parcel Identification No. 38-334-0102, 38-334-0103, 38-334-0111, 38-334-0122, 38-334-0123, 38-334-0124, 38-334-0266 and 38-334-0267.