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1/31/2005 2:21:00 PM \$19.00  
Book - 9089 Pg - 2626-2629  
Gary W. Ott  
Recorder, Salt Lake County, UT  
METRO NATIONAL TITLE  
BY: eCASH, DEPUTY - EF 4 P.

MNT 04038398  
MAIL TAX NOTICE TO:  
River Oaks Estates, LC  
2230 North University Parkway #78  
Provo, UT 84604

Parcel ID # 27-02-376-026

**WARRANTY DEED**

**Trimble Investments #2, LLC, a Utah limited liability company**

,GRANTOR

of Salt Lake County, State of Utah hereby CONVEYS and WARRANTS TO:

**River Oaks Estates, LC, a Utah limited liability company**

,GRANTEE

of Salt Lake County, State of Utah, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land, in Salt Lake County, State of Utah:

**See Attached Exhibit "A"**  
**Excepting and reserving unto the grantor any and all mineral rights in and to the subject Real Property**

SUBJECT TO: County and/or City taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of -Way, Easements, Leases and Reservations now of Record.

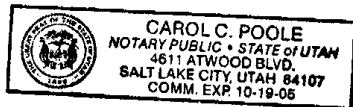
WITNESS, the hands of said grantors, this 28<sup>th</sup> day of January, 2005.

Trimble Investments #2, LLC  
A Utah limited liability company

By: David Trimble  
Its: Manager

STATE OF UTAH            )  
  :SS  
County of Salt Lake        )

On the 28<sup>th</sup> day of January, 2005, personally appeared before me David Trimble, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who being by me duly sworn (or affirmed) did say that he is the manager (Manager or Member) of Trimble Investments #2, LLC (name of limited liability company) and that the foregoing instrument was signed by him in behalf of said limited liability company by authority of the articles of organization (or operating agreement), and he acknowledged to me that said limited liability company executed the same.



Carol C. Poole  
NOTARY PUBLIC

My commission expires 10/19/2005  
Residing at: Salt Lake City, UT

EXHIBIT A

Order Number: 04038398B

PARCEL 1:

Beginning at a point which is North 89 deg. 58'03" East 803.15 feet and South 0 deg. 01'51" East 1321.18 feet and West 898.86 feet from the center of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, said point being on the West line of River Oaks Association LTD. property; and running thence South 7 deg. 25'50" East along the West line of River Oaks Association LTD. 224.03 feet; thence South 26 deg. 56'54" West along the West line of River Oaks Association LTD. 138.28 feet; thence South 4 deg. 03'14" West along the West line of River Oaks Association LTD. 92.12 feet; thence South 18 deg. 50'27" East along the West line of River Oaks Association LTD. 405.70 feet; thence South 24 deg. 03'18" West along the West line of River Oaks Association LTD. 118.27 feet; thence West 315.46 feet; thence North 0 deg. 38'00" East 310.00 feet; thence North 89 deg. 22'00" West 323.27 feet; thence North 1284.31 feet, more or less; thence East 567.38 feet, more or less, to the West line of River Oaks Association LTD.; thence South 0 deg. 06'40" West 467.64 feet; thence South 7 deg. 25'50" East 202.66 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM:

A part of the Southwest quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian:

Commencing at a point South 00 deg. 15'54" West 970.44 feet; thence South 89 deg. 44'57" East 1093.50 feet; thence South 00 deg. 15'03" West 185.00 feet; thence South 89 deg. 44'57" East 126.62 feet; thence South 00 deg. 15'03" West 214.40 feet; thence South 30 deg. 42'43" East 68.16 feet; thence South 52 deg. 48'14" East 120.25 feet; thence South 82 deg. 48'00" East 134.60 feet; thence South 17 deg. 46'23" West 142.84 feet; thence to the right along a 355.00 foot radius curve a distance of 265.39 feet, chord bears South 50 deg. 48'38" East 259.25 feet; thence North 60 deg. 36'21" East 30.22 feet; thence North 88 deg. 04'07" East 110.34 feet; thence South 39 deg. 59'11" East 104.03 feet; thence South 61 deg. 49'09" East 124.59 feet; thence South 89 deg. 22'00" East 323.27 feet; thence South 00 deg. 38'00" West 125.00 feet from the Northwest corner of said Southwest quarter to the true point of beginning; and running thence South 89 deg. 22'00" East 60.00 feet; thence South 00 deg. 38'00" West 60.00 feet; thence North 89 deg. 22'00" West 60.00 feet; thence North 00 deg. 38'00" East 60.00 feet to the point of beginning.

PARCEL 1A:

Continued on next page

TOGETHER WITH a right of way and easement for ingress, egress and public utilities over and across the following, as disclosed by Quit- Claim Deed recorded July 16, 1999, as Entry No. 7413911 in Book 8294 at Page 5895 of the Official Records:

A part of the Southwest quarter of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian:

Commencing at a point South 00 deg. 15'54" West 970.44 feet; thence South 89 deg. 44'57" East 1093.50 feet; thence South 00 deg. 15'03" West 185.00 feet; thence South 89 deg. 44'57" East 126.62 feet; thence South 00 deg. 15'03" West 214.40 feet; thence South 30 deg. 42'43" East 68.16 feet; thence South 52 deg. 48'14" East 120.25 feet; thence South 82 deg. 48'00" East 134.60 feet; thence South 17 deg. 46'23" West 142.84 feet; thence to the right along a 355.00 foot radius curve a distance of 265.39 feet, chord bears South 50 deg. 48'38" East 259.25 feet; thence North 60 deg. 36'21" East 30.22 feet; thence North 88 deg. 04'07" East 110.34 feet; thence South 39 deg. 59'11" East 104.03 feet; thence South 61 deg. 49'09" East 124.59 feet; thence South 89 deg. 22'00" East 323.27 feet; thence South 00 deg. 38'00" West 125.00 feet from the Northwest corner of said Southwest quarter to the true point of beginning; and running thence South 89 deg. 22'00" East 60.00 feet; thence South 00 deg. 38'00" West 60.00 feet; thence North 89 deg. 22'00" West 60.00 feet; thence North 00 deg. 38'00" East 60.00 feet to the point of beginning.

PARCEL 1B:

TOGETHER WITH an easement and right of way as disclosed by Right of Way Agreement recorded OCTOBER 11, 1996 as Entry No. 6479326 in Book 7510 at Page 2338 and Grant of Easement recorded MARCH 14, 1997 as Entry No. 6593650 in Book 7618 at Page 2109 and Notice of Restated Easement recorded DECEMBER 17, 1998 as Entry No. 7193698 in Book 8200 at Page 1520 over the following:

The West 60 feet of the following described property:

Beginning at a point on the Southerly right-of-way line of 9000 South Street, said point being North 89 deg. 58'03" East, 83.60 feet and South 00 deg. 01'57" East, 51.62 feet from an existing county monument, said monument being North 89 deg. 58'03" East, 2117.38 feet from the West quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 00 deg. 01'55" East, 599.59 feet to an

Continued on next page

Continuation of Exhibit A  
Order Number: 04038398B

existing fence line; thence South 89 deg. 45'26" West along said fence line 230.00 feet; thence North 00 deg. 01'55" West, 606.66 feet to the Southerly right-of-way line of 9000 South Street; thence along said Southerly right-of-way line, 230.09 feet along the arc of a 11512.16 foot radius curve to the left, (chord bears South 88 deg. 28'55" East, 230.08 feet) to the point of beginning.