

SMITH | HARTVIGSEN PLLC

ATTORNEYS AT LAW

215 South State Street
Suite 650
Salt Lake City, Utah 84111

T 801.413.1600
F 801.413.1620
www.smithhartvigsen.com

J. Craig Smith
jcsmith@smithlawonline.com

July 13, 2004

Allan Spriggs
Summit County Recorder
Summit Co. Courthouse
60 N. Main
P.O. Box 128
Coalville Utah 84017

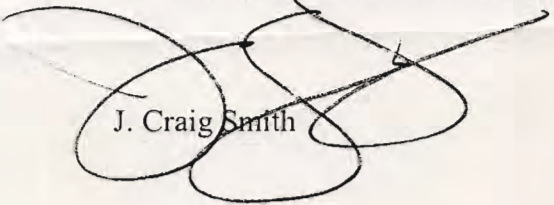
Dear Allan,

Re: Warranty Deed for Silver Springs Master Homeowner's Association

Enclosed please find the Warranty Deed for the Silver Springs Master Homeowner's Association that needs to be filed with the Recording fee waived at the request of Mountain Regional Water Special Service District.

If you have any questions, please call.

Yours truly,
SMITH HARTVIGSEN, PLLC.


J. Craig Smith

Cc: Eric Fraleigh
Robert Adkins, Esq.

Return after recording to:
Silver Springs Master Homeowner's Association
c/o J. Craig Smith, attorney
215 South State Street, Suite 650
Salt Lake City, Utah 84111

WARRANTY DEED

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT, a Utah special service district, Grantor, hereby grants, conveys, and warrants to **SILVER SPRINGS MASTER HOMEOWNER'S ASSOCIATION**, a Utah non-profit corporation, Grantee, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's rights, title, and interests in and to the ponds and associated tracts of land located in the Silver Springs area of Summit County, State of Utah, more fully described as follows:

See Exhibit A.

Together with all docks, buildings, fixtures, and improvements thereon and all rights, interest, and appurtenances thereunto belonging, but expressly reserving to Grantor any water rights, and reserving any culinary water system infrastructure and any easements related to the culinary water system of Mountain Regional Water Special Service District.

DATED this 23rd day of June, 2004.

MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT

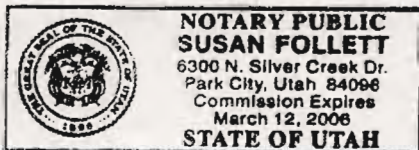
by: K.E. Woolstenhulme
its: Governing Board Chair

Attest:

Susan Follett
its County Clerk

STATE OF UTAH)
COUNTY OF Summit) ss.

On this 23rd day of June, 2004, K.E. Woolstenhulme personally appeared before me and, being first duly sworn, did acknowledge to me that they were duly authorized by the governing board of Mountain Regional Water Special Service District, to execute, and did in fact execute, the foregoing instrument on behalf of said entity for the purposes stated therein.



Susan Follett
NOTARY PUBLIC

EXHIBIT A

TO WARRANTY DEED
MOUNTAIN REGIONAL WATER SSD/SILVER SPRINGS MASTERS HOA

Parcel 1 (also known as the "Lower Pond"):

Beginning at a point which is North 2,079.16 feet and East 1,148.18 feet front the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base & Meridian, and running

thence North 22° 00' 00" West 163.00 feet;
thence North 19° 00' 00" East 60.00 feet;
thence North 82° 00' 00" East 116.00 feet;
thence North 25° 00' 00" East 31.00 feet;
thence North 68° 00' 00" West 42.00 feet;
thence North 86° 00' 00" West 168.00 feet;
thence North 81° 00' 00" West 67.00 feet;
thence North 51° 00' 00" West 67.00 feet;
thence North 20° 00' 00" West 101.00 feet;
thence North 2° 00' 00" West 179.00 feet;
thence North 9° 00' 00" East 56.00 feet;
thence North 76° 00' 00" East 49.00 feet;
thence South 65° 00' 00" East 81.00 feet;
thence South 82° 00' 00" East 91.00 feet;
thence North 84° 00' 00" East 82.00 feet;
thence South 82° 00' 00" East 72.00 feet;
thence South 66° 00' 00" East 70.00 feet;
thence South 55° 00' 00" East 163.00 feet;
thence South 71° 00' 00" East 74.00 feet;
thence South 84° 00' 00" East 153.00 feet;
thence South 88° 00' 00" East 95.00 feet;
thence North 76° 00' 00" East 75.00 feet;
thence North 63° 00' 00" East 117.92 feet;
thence North 81° 00' 00" East 50.40 feet;
thence South 63° 00' 00" East 68.00 feet;
thence South 36° 00' 00" East 194.00 feet;
thence South 43° 00' 00" East 122.00 feet;

thence South 59° 00' 00" East 111.00 feet;
thence South 63° 00' 00" East 161.00 feet;
thence South 37° 00' 00" East 53.11 feet;
thence South 24° 00' 00" West 188.34 feet;
thence South 38° 00' 00" West 105.13 feet;
thence South 9° 00' 00" East 111.00 feet;
thence South 73° 00' 00" West 36.00 feet;
thence North 64° 00' 00" West 57.00 feet;
thence North 88° 00' 00" West 58.00 feet;
thence North 65° 00' 00" West 188.00 feet;
thence South 77° 00' 00" West 108.00 feet;
thence South 49° 00' 00" West 32.00 feet;
thence South 27° 00' 00" West 61.00 feet;
thence South 46° 00' 00" West 69.00 feet;
thence South 70° 00' 00" West 22.00 feet;
thence North 57° 00' 00" West 27.00 feet;
thence North 21° 00' 00" West 101.00 feet;
thence North 60° 00' 00" West 176.00 feet;
thence North 69° 00' 00" West 164.00 feet;
thence North 88° 00' 00" West 168.00 feet;
thence North 83° 00' 00" West 91.00 feet;
thence North 51° 00' 00" West 98.00 feet to the point of beginning.

Containing approximately 20.8208 acres.

Parcel 2 (also known as the "Pump Station on the Lower Pond"):

Beginning at a point which is North 2,346.96 feet and East 1,195.67 feet from the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North from the Southwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian along the section line to the aforementioned Southwest Corner of Section 30); and running

thence South 68° 00' 00" East 42.00 feet;
thence South 25° 00' 00" West 31.00 feet;
thence South 82° 00' 00" West 16.00 feet;
thence North 12° 14' 45" West 47.13 feet to the point of beginning.

Containing approximately 0.02 acres.

Parcel 3 (also known as the "Inlet to the Lower Pond"):

Beginning at a point on the North Right-of-Way line of Silver Springs Road, said point being North 1,695.167 feet and East 1,850.961 feet from the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and running

thence North 4° 00' 00" West 49.925 feet;
thence North 70° 00' 00" East 20.806 feet;
thence South 4° 00' 00" East 53.921 feet to said North Right-of-Way line of Silver Springs Rd,
also being on an 818.83 foot radius curve to the left (radius point bears South 8° 16' 06" East);
thence Westerly along said curve 20.075 feet to the point of beginning.

Containing approximately 0.02 acres.

Parcel 4 (also known as the "Upper Pond"):

Beginning at a point which is North 1,257.42 feet and East 1,538.00 feet from the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running

thence North 52° 00' 00" East 91.53 feet;
thence North 81° 00' 00" East 115.00 feet;
thence South 87° 00' 00" East 153.00 feet;
thence South 70° 00' 00" East 103.00 feet;
thence South 58° 00' 00" East 112.00 feet;
thence South 53° 00' 00" East 94.00 feet;
thence South 73° 00' 00" East 65.00 feet;
thence South 62° 00' 00" East 60.63 feet;
thence South 1° 00' 00" West 72.17 feet;
thence South 38° 00' 00" East 160.00 feet;
thence South 51° 00' 00" East 124.00 feet;
thence South 33° 00' 00" West 42.00 feet;
thence North 68° 00' 00" West 121.00 feet;
thence North 81° 00' 00" West 68.00 feet;
thence South 83° 00' 00" West 98.00 feet;
thence South 50° 00' 00" West 38.00 feet;
thence South 27° 00' 00" West 70.00 feet;
thence North 74° 00' 00" West 38.00 feet;
thence North 5° 00' 00" West 94.00 feet;
thence North 41° 00' 00" West 38.00 feet;

thence North 61° 00' 00" West 120.00 feet;
thence North 66° 00' 00" West 182.00 feet;
thence North 60° 00' 00" West 208.35 feet
to a point on an 865.947 foot radius curve to the left (radius point bears South 77° 01' 56" West);
thence along said curve 52.12 feet through a central angle of 3° 26' 56";
thence North 16° 25' 00" West 69.82 feet to the point of beginning.

Containing approximately 5.391 acres.

Excepting therefrom that portion of the above described property lying within the bounds of the following:

Beginning at a point which is North 874.95 feet and East 2,047.53 feet from the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North from the Southwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, along the section line to the aforementioned Southwest Corner of Section 30); and running

thence South 80° 41' 11" East 107.02 feet;
thence South 50° 00' 00" West 38.00 feet;
thence South 27° 00' 00" West 70.00 feet;
thence North 74° 00' 00" West 38.00 feet;
thence North 05° 00' 00" West 94.00 feet to the point of beginning.

Also,

Excepting therefrom that portion of the above described property lying within the bounds of the following:

Beginning at a point which is North 874.95 feet and East 2,047.53 feet from the Southwest Corner of Section 30, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being North from the Southwest Corner of Section 31, Township 1 South, Range 4 East, Salt Lake Base and Meridian, along the section line to the aforementioned Southwest Corner of Section 30); and running

thence South 80° 41' 11" East 38.58 feet
to a point on the boundary of the Southshore Silver Springs Subdivision Plat C, as recorded;
thence North 61° 00' 00" West 72.03 feet along said subdivision boundary;
thence South 41° 00' 00" East 38.00 feet to the true point of beginning.

The following is shown for informational purposes only: Tax Parcel No's. PP-98-A-10 (affects Parcels 1 & 2), PP-98-A-1-A & PP-98-A-6.