

WHEN RECORDED, MAIL TO:

Grantee

Box 2033
Park City, UT 84060

Space Above for Recorder's Use

REC'D BY

ALAN SPRINGS
SUMMIT COUNTY RECORDER

91 SEP 23 PM 4:43

347501

REC'D NOTE AB

Warranty Deed

(Special)

SILVER SPRINGS ASSOCIATES, a California general partnership
of Menlo Park, California
CONVEY AND WARRANT against all claiming by, through or under

, grantor,
hereby

to SILVER SPRINGS MASTER HOMEOWNERS ASSOCIATION, a Utah Non-Profit Corporation

, grantee,
for the sum of

TEN AND NO/100 (and other good and valuable consideration) # - - - - - DOLLARS,
the following described tract of land in Summit County,
State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO easements, restrictions and rights of way currently of record
and general property taxes for the year 1991 and thereafter.

This conveyance is made subject to the following express deed restrictions
which shall be applicable to Grantee, its heirs, successors and assigns for
a period of fifty years from date hereof: (1) Except as provided in subsection
(3) below, Grantee may not sell or lease for profit all or any portion of the
subject property; (2) The subject property may only be used as a park and/or
open space; (3) Grantee may not use the subject property for commercial
purposes; provided, however, Grantee may charge for use of the subject property
if the activity for which a charge is made is in the nature of a single event
carnival or holiday related function.

WITNESS, the hand of said grantor, this 23rd day of
Sept, A.D. 19 91.

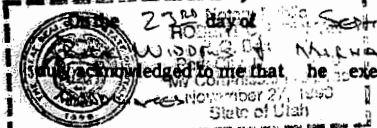
Signed in the presence of

Silver Springs Associates,
a California general partnership

_____ } [Signature]
[Signature]

STATE OF UTAH

COUNTY OF SUMMIT ss.



On the 23rd day of Sept,
1991, WILLIAM J. MURPHY and MICHAEL BARNES
acknowledged to me that he executed the same.
Notary Public
November 27, 1993
State of Utah

BOOK 625 PAGE 795
19 91, personally appeared before me
the signer of the within instrument, who
as one partner of Silver Springs
ROBERT C. REED
Notary Public

My Commission Expires: Nov 27, 93

Residing at: Summit Co. Utah

EXHIBIT "A"

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SILVER SPRINGS ROAD, AS DEDICATED, SAID POINT BEING NORTH 1698.30 FEET AND EAST 1870.79 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 4 DEGREES 00 MINUTES 00 SECONDS WEST 54.25 FEET; THENCE NORTH 46 DEGREES 00 MINUTES 00 SECONDS EAST 68.99 FEET; THENCE NORTH 27 DEGREES 00 MINUTES 00 SECONDS EAST 61.00 FEET; THENCE NORTH 49 DEGREES 00 MINUTES 00 SECONDS EAST 32.00 FEET; THENCE NORTH 77 DEGREES 00 MINUTES 00 SECONDS EAST 108.00 FEET; THENCE SOUTH 65 DEGREES 00 MINUTES 00 SECONDS EAST 188.00 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 00 SECONDS EAST 58.00 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 00 SECONDS EAST 57.00 FEET; THENCE NORTH 73 DEGREES 00 MINUTES 00 SECONDS EAST 36.00 FEET; THENCE EAST 35.66 FEET; THENCE SOUTH 173.82 FEET TO A POINT ON A 180.00 FOOT RADIUS CURVE TO THE LEFT (RADIUS POINT BEARS SOUTH 21 DEGREES 22 MINUTES 30 SECONDS WEST) THENCE ALONG SAID CURVE 29.42 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 21 MINUTES 58 SECONDS; THENCE NORTH 78 DEGREES 00 MINUTES 00 SECONDS WEST 241.72 FEET TO THE POINT OF CURVATURE OF A 818.83 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE 289.66 FEET THROUGH A CENTRAL ANGLE OF 20 DEGREES 16 MINUTES 06 SECONDS TO THE POINT OF BEGINNING.