

WHEN RECORDED, MAIL TO:

Grantee
Box 1980
Coalton, UT 84060

Space Above for Recorder's Use

SPECIAL WARRANTY DEED

[CORPORATE FORM]

SILVER SPRINGS MASTER HOMEOWNERS ASSOCIATION, a Utah Non-Profit Corporation, a corporation organized and existing under the laws of the State of Utah, with its principal office at Park City, of County of Summit, State of Utah grantor, hereby CONVEYS AND WARRANTS against the Acts of the Grantor only to

SILVER SPRINGS ASSOCIATES, a California general partnership

of Menlo Park, California 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.

The Grantor and the Grantee herein agree that the restrictions as found in Warranty Deed recorded August 24, 1990 as Entry No. 328477, in Book 51, Page 132, Summit County Recorder's Office, are hereby extinguished.

COALTON TITLE
347491
20 SEP 23 PM 4:40
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
BY: [Signature]

RED NOTE - NB

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 20 day of Sept, A. D. 1991

Attest:

Secretary.

Silver Springs Homeowners Association,
A Utah Non-Profit Corporation

By: [Signature]
President.

[CORPORATE SEAL]

STATE OF UTAH,
County of Summit

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On the 20 day of Sept, A. D. personally appeared before me Ruth Wagner and who being by me duly sworn did say, each for himself, that he, the said Ruth Wagner is the president, and he, the said Ruth Wagner is the secretary of Silver Springs Master Homeowners Assn., and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Ruth Wagner and each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Notary Public
ROBERT C. RODMAN
P. O. Box 2033
Park City, Utah 84060
My Commission Expires November 27, 1993
State of Utah

[Signature]
Notary Public.

My commission expires _____ My residence is Summit Co Utah

CEL 31

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 224, SAID POINT BEING NORTH 2612.08 FEET AND EAST 772.07 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 84 DEGREES EAST 89.74 FEET; THENCE SOUTH 2 DEGREES EAST 116.31 FEET; THENCE SOUTH 20 DEGREES EAST 101.00 FEET; THENCE SOUTH 51 DEGREES EAST 67.00 FEET; THENCE SOUTH 81 DEGREES EAST 67.00 FEET; THENCE SOUTH 86 DEGREES EAST 148.00 FEET; THENCE SOUTH 68 DEGREES EAST 42 FEET; THENCE SOUTH 25 DEGREES WEST 31 FEET; THENCE SOUTH 82 DEGREES WEST 116 FEET; THENCE SOUTH 19 DEGREES WEST 60 FEET; THENCE SOUTH 23 DEGREES EAST 163 FEET; THENCE SOUTH 51 DEGREES EAST 98 FEET; THENCE SOUTH 23 DEGREES WEST 114.23 FEET; THENCE SOUTH 217.35 FEET; THENCE SOUTH 15 DEGREES EAST 1307.58 FEET MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE PROPERTY CONVEYED IN BOOK 244, AT PAGE 461 OF OFFICIAL RECORDS (PARCEL 1); THENCE SOUTH 1 DEGREE 30 MINUTES WEST 480.31 FEET TO THE NORTHERLY LINE OF SILVER SPRINGS COMMERCIAL PHASE A; THENCE WESTERLY TO A POINT ON THE EASTERLY LINE OF SAID STATE HIGHWAY 224; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

800:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 2612.08 FEET NORTH AND 772.07 FEET EAST FROM THE SOUTHWEST CORNER

OF SAID SECTION 30; THENCE NORTH 84 DEGREES EAST 93.60 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 85 FEET RADIALLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID PROJECT; THENCE SOUTHERLY 612.48 FEET ALONG THE ARC OF A 2778.79 FOOT RADIUS CURVE TO THE LEFT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS SOUTH 6 DEGREES 44 MINUTES 33 SECONDS EAST); THENCE SOUTH 19 DEGREES 22 MINUTES 00 SECONDS EAST 1243.52 FEET TO A POINT OF TANGENCY WITH A 1994.85 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 667.39 FEET ALONG THE ARC OF SAID 1994.85 FOOT RADIUS CURVE; THENCE SOUTH 0 DEGREES 12 MINUTES 03 SECONDS EAST 252.51 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE WESTERLY 24.33 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE NORTH 0 DEGREES 13 MINUTES 00 SECONDS WEST 101.33 FEET TO A POINT OF TANGENCY WITH A 1960.10 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 633.76 FEET ALONG SAID 1960.10 FOOT RADIUS CURVE; THENCE NORTH 18 DEGREES 27 MINUTES 00 SECONDS WEST 1477.30 FEET TO A POINT OF TANGENCY WITH A 2814.90 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 969.20 FEET ALONG SAID 2814.90 FOOT CURVE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL PLAT OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

For Information Only
Property address:

800: 575 PAGE 134

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