

WHEN RECORDED, MAIL TO:
Ruth Wagner
1492 W. Meadow Loop Rd
Park City, UT 84060

RED NOTE AB
328477

COALITION TITLE
90 AUG 24 AM 11:04

Space Above (at Recorder's Office)
SUMMIT COUNTY RECORDER

Warranty Deed
(Special)

REC'D BY Dg 95

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
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 _____ day of _____, A.D. 19 _____

Signed in the presence of

Silver Springs Associates, a California
General partner

By: [Signature]
By: [Signature]

STATE OF UTAH } ss.
COUNTY OF }

On the _____ day of _____, 19 _____, personally appeared before me
the signer of the within instrument, who
duly acknowledged to me that he executed the same.

Notary Public

My Commission Expires: _____ Residing at: _____
FORM 104.1 - WARRANTY DEED, SPECIAL - Kelly Co., 55 W. Ninth South, S.L.C., Utah

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On this 22 day of August, in the year 1990,
before me Diane Zimney, personally appeared Michael S. Barnes
Richard Widdows, known to me to be one of the partners
of the partnership that executed the within instrument, and
acknowledged to me that such partnership executed the same.



Notary Public
DIANE ZIMNEY
P.O. Box 2033
Park City, Utah 84096
My Commission Expires
April 2, 1994
State of Utah

Diane Zimney
Notary Public

My commission expires:

Residing at:

4/2/94

Park City, Utah

PARCEL 3:

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 99.74 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 168.00 FEET; THENCE SOUTH 68 DEGREES EAST 42 FEET; THENCE SOUTH 25 DEGREES WEST 31 FEET; THENCE SOUTH 92 DEGREES WEST 115 FEET; THENCE SOUTH 19 DEGREES WEST 60 FEET; THENCE SOUTH 22 DEGREES EAST 163 FEET; THENCE SOUTH 51 DEGREES EAST 98 FEET; THENCE SOUTH 23 DEGREES WEST 114.21 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 481 OF OFFICIAL RECORDS (PARCEL 1); THENCE SOUTH 1 DEGREE 30 MINUTES WEST 490.21 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 53.60 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 2779.79 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 667.29 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 SOUTHERLY 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 625.76 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 569.20 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. 575-134