

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

EXHIBIT "B"

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

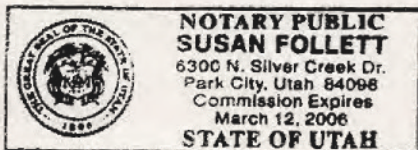
by: K.E. Woolstenhulme
its: Governing Board Chair

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