WHEN RECORDED, MAIL TO: Harmsen Family Partnership, et al 350 South 400 East Salt Lake City, Utah 84111 497054AW

10/30/98 TITLE REC BY:R JORDAN \*DEPUTY - WI

Space Above This Line for Recorder's Use

## SPECIAL WARRANTY DEED

Oquirrh Associates, LLC, a Utah limited liability company Grantors,

hereby CONVEYS AND WARRANTS against all claiming by, through or under it to

Harmsen Family Limited Partnership, a Utah limited partnership and HH Land & Cattle Co., a Nevada corporation, Grantee, of Salt Lake City, Salt Lake County, State of Utah,

for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Salt Lake County, Utah:

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO a right of occupancy in said property in and to LaVon Hill, whose address is 641 East 4128 South, Salt Lake City, Utah, in accordance with the terms of Fuller B. Bailey's Last Will and Testament dated February 17, 1989, a copy of which may be obtained from the Third Judicial District Court of Salt Lake County, State of Utah, Probate No. 953900644 ES, as set forth and disclosed in the certain Deed Recorded February 18, 1997 as Entry No. 6573825 in Book 7599 at page 2251 of Official Records, and subject to the above grantee being responsible for payment of the insurance on the property, real estate taxes and water assessment during such tenancy.

SUBJECT TO all easements, covenants, conditions, restrictions, rights of way, and reservations appearing of record, and taxes for the year 1998, and thereafter.

WITNESS the hands of said Grantors this 30th day of October, 1998.

Oquirrh Associates, LLC, a Utah limited liability

company

By:

Name: Steve Harmsen

Its: Manager

STATE OF UTAH

)ss.

County of Salt Lake

On the 30th day of October, 1998, personally appeared before me Steve Harmsen, who being by me duly sworn did say, each for himself, that he is the managing member of Oquirrh Associates, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

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ALISHA A. WHITE

# EXHIBIT A LEGAL DESCRIPTION

BEGINNING at a point South 0°13' West 187.09 feet and North 87°59'36" West 117.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 87°59'36" West 235 feet; thence South 6°33'40" East 53.83 feet; thence South 5°30' West 53 feet; thence South 11° West 24.50 feet; thence by a curve to the left (radius South 79° East 13.50 feet) a distance of 22.79 feet; thence South 85°42'36" East 226.26 feet; thence North 0°13' East 155.02 feet to beginning.

ALSO BEGINNING at a point South 0°13' West 187.09 feet and North 87°59'36" West 362.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence North 87°59'36" West 55 feet; thence South 3°48'04" West 81.27 feet; thence South 69° East 66.5 feet; thence North 5°30' East 49 feet; thence North 6°45'21" West 54.60 feet to beginning.

LESS the North 20 feet of the two parcels of land described above and subject to a corresponding right-of-way over the North 20 feet of the property situated between the two described parcels and a corresponding right-of-way in and to said 20 feet of land from the present gateway and entrance to Old Farm on 7th East Street through and over the main driveway running West from said 7th East Street as described and more fully set forth in the certain Warranty Deed on file and of Record in the Salt Lake County Recorder's Office as Entry No. 4662778 at Book 6055, Page 2063.

ALSO RIGHT-OF-WAY over the property situate between the two above described parcels of land and also a right-of-way in and to said tract of land from the present gate-way and entrance on 7th East Street through and over the main driveway running West from 7th East Street to said premises.

	Recorded at Request of				
38 <b>727</b> 88 <sub>.</sub>	atM. Fee Paid \$				
¥	by	Dep. Book	Page	Ref	
	Mail tax notice to		Address		
H	Stephen M. Harmsen Eagle Gate 26 N. State Street Salt Lake City; Utah 84103	QUIT-C	LAIM DEED		
	Harmsen Family Limited Partnership LLC.				
	organized and existing under the laws of the State of Utah, within its principal office at				, a <del>partnership</del> LLC
	Salt Lake City , of County of Salt Lake				, State of Utah,
	grantor, hereby QUIT CLAIM	S to HH Land A	nd Cattle Co.	grante	e
	of Salt Lake City			8	-
	for the sum of Ten Dollars	and other valual	ole consideration		DOLLARS
	The following described tract of State of Utah	ofland in Salt La	ke	Count	
	description	isn at	tacked to	back	
					8872788  10/30/2003 09:26 AM 14.00  BOOK RY W. OTT  RECORDER, SALI LAKE COUNTY, UT  WEST AMERICAN FINANCE  EAGLE GATE  26 N STATE ST  SIC UT 84103  EY: SBM, DEPUTY - WI 2 P.
	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 Twenty 29th day of JULY ,A.D. 2003				
	Attest:			0 /	Company
	HALandelavier s		Ву	Styl	June 5/0//5
	STATE OF UTAH,		SS.	• iviana	אפנו אמנוי יואאן וייבן - בבי
	County of Salt Lake				On the
	29th day of Personally appeared before me	July Stephen h	ratt. Havinge	n	1 D 0000
	Personally appeared before me Stephen mast. Harmsen  and  Who being by me duly sworn did say, each for himself, that he, the said Apla Harry is the president				
	and he, the said,			- •	is the secretary
	of W/a behalf of said corporation by a	Company, an	d that the within and f	orgoing instrum ectors and said	ent was signed in
	and each duly acknowledge to me that said corporation execute the same.				
	cach dary acknowledge to me	mai saiu corporatio	on cacoute the Salite.	de	la R. Hallow

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AFTER RECORDING, RETURN TO:

HH Land and Cattle c/o Stephen Harmsen 26 N. State Street Salt Lake City, Utah 84103 11081883 ii/23/20i0 02:07 PM **≉14.0**0 Book - 9881 Pa - 7822-7823 OTT RECORDER, SALT LAKE COUNTY, UTAH WEST AMERICAN FINANCE CO 26 N STATE ST SLC UT 84103 BY: NEH, DEPUTY - MA 2 P.

# **QUIT CLAIM DEED**

Mary C. Brinkerhoff, of 5566 Walker Woods Lane, Salt Lake City, Utah 84117, GRANTOR, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby quit claims and conveys to HH Land and Cattle, a Nevada corporation, Stephen Harmsen, President, 26 N. State Street, Salt Lake City, Utah 84103, GRANTEE, the following described land situated in Salt Lake County, State of Utah, to-wit:

(Legal description set forth in Exhibit A attached hereto and incorporated here.)

(Parcel No. 22-06-226-008-0000)

WITNESS the hand of Grantor, Mary C. Brinkerhoff, this 29th day of July, 2010.

STATE OF UTAH

COUNTY OF SALT LAKE )

SS.

On the 29th day of July, 2010, personally appeared before me, Mary C. Brinkerhoff, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

My Commission Expires:

04/10/2013

Notary Public State of Utah omiasion Expires April 10, 2013

Commission #578547

### Exhibit A

(To Deed dated July 29, 2010--Mary C. Brinkerhoff, Grantor HH Land and Cattle. Grantee)

The north 20 feet of the two parcels of land described hereinafter together with a corresponding right-of-way over the north 20 feet of the property situated between the two described parcels and a corresponding right-of-way in and to said 20 feet of land from the present gateway and entrance to Old Farm on 7th East Street through and over the main driveway running west from said 7th East Street to said premises:

Beginning at a point South 0° 13' West 187.09 feet and North 87° 59' 36" West 117.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base & Meridian; thence North 87° 59' 36" West 235 feet; thence South 6° 33' 40" East 53.83 feet; thence South 5° 30' West 53 feet; thence South 11° West 24.50 feet; thence by a curve to the left (radius South 79° East 13.50 feet) a distance of 22.79 feet; thence South 85° 42' 36" East 226.26 feet; thence North 0° 13' East 155.02 feet to beginning;

Also beginning at a point South 0° 13' West 187.09 feet and North 87° 59' 36" West 362.80 feet from the Northeast corner of Section 6, Township 2 South, Range 1 East, Salt Lake Base & Meridian, thence North 87° 59' 36" West 55 feet; thence South 3° 48' 04" West 81.27 feet; thence South 69° East 66.5 feet; thence North 5° 30' East 49 feet; thence North 6° 45' 21" West 54.60 feet to beginning.

Also right-of-way over the property situated between the two above-described parcels of land and also a right-of-way in and to said tract of land from the present gateway and entrance on 7th East Street through and over the main driveway running West from said 7th East Street to said premises.