

WHEN RECORDED, RETURN TO:
Storyteller Canyon Property Owner, LP
c/o Cedar Capital Partners
110 East 25th Street
New York, New York 10010
Attn: Ben Leahy

SEND TAX NOTICES TO:
Storyteller Canyon Property Owner, LP
c/o Cedar Capital Partners
110 East 25th Street
New York, New York 10010
Attn: Ben Leahy

6042664

SPECIAL WARRANTY DEED

SUNDANCE DEVELOPMENT CORPORATION aka SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation, of Orem, Utah County, Utah, SUNDANCE VILLAGE HOLDINGS LLC, a Utah limited liability company, of Orem, Utah County, Utah, SUNDANCE PARTNERS, LTD., a Utah limited partnership, of Orem, Utah County, Utah, and BONEYARD PROPERTY HOLDING LLC, a Utah limited liability company, of Orem, Utah County, Utah, (collectively, "Grantor"), each hereby conveys and warrants against all who claim by, through or under Grantor to, STORYTELLER CANYON PROPERTY OWNER, LP, a Delaware limited partnership ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following tracts of land situated in Utah County, Utah (the "Property"):

See **Exhibit A**, attached hereto and incorporated herein by this reference.

SUBJECT TO those taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, liabilities and other matters as set forth on **Exhibit B**, attached hereto and incorporated herein by this reference.

FURTHERMORE, Grantor hereby excludes from the above-described Property grant, and Grantor hereby reserves unto itself, any and all rights to the use of water and water rights, perfected or otherwise, including without limitation, Applications to Appropriate Water, Applications for Permanent Change of Water, Applications for Exchange of Water, Diligence Claims, Underground Water Claims, Statement of Water User's Claims, or contractual rights to use water, that are appurtenant to, used on, or in any way associated with, applicable to, or derived from the Property, whether surface or underground, and regardless of their source and specifically reserving all of Grantor's interest in Exchange Application E5247 and the underlying agreement it is based upon. Rights to the use of water and water rights of Grantor intended to be conveyed to Grantee with the Property are quitclaimed by separate Water Right Quitclaim Deed and assigned and quitclaimed by separate Assignment of Agreement and Water Right Deed executed and recorded contemporaneously herewith.

[Remainder of page is blank. Signature pages follow.]

Witness, the hand of said Grantor, this 21 day of December, 2020.

SUNDANCE DEVELOPMENT CORPORATION aka
SUNDANCE DEVELOPMENT CORPORATION,
a Utah corporation

By: [Signature]
Name: Duaine Dorton
Title: Vice-President

STATE OF UTAH)
 salt lake) :ss.
COUNTY OF ~~UTAH~~)

The foregoing instrument was acknowledged before me this 21 day of December, 2020 by Duaine Dorton, as Vice-President of Sundance Development Corporation aka Sundance Development Corporation, a Utah corporation.

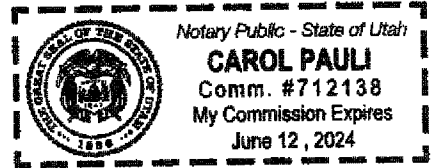
[Signature]
NOTARY SIGNATURE

My Commission Expires: 10/12/24

(SEAL)

Residing at: salt lake

[Signature pages continue.]



Witness, the hand of said Grantor, this 21 day of December, 2020.

SUNDANCE VILLAGE HOLDINGS LLC,
a Utah limited liability company

By: [Signature]
Name: Duaine Dorton
Title: Manager

STATE OF UTAH)
 Salt Lake) :ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 21 day of December, 2020 by Duaine Dorton, as Manager of Sundance Village Holdings LLC, a Utah limited liability company.

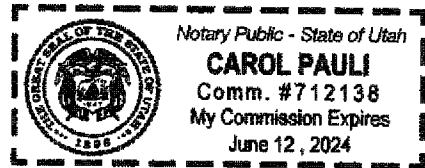
[Signature]
NOTARY SIGNATURE

My Commission Expires: 6/12/24

Residing at: Salt Lake

(SEAL)

[Signature pages continue.]



Witness, the hand of said Grantor, this 20 day of December, 2020.

SUNDANCE PARTNERS, LTD.,
a Utah limited partnership

By: SUNDANCE HOLDINGS, L.L.C.,
a Utah limited liability company,
Its General Partner

By: SUNDANCE ENTERPRISES, INC.,
a Utah corporation,
Its Managing Member

By: Charles Robert Redford, Jr.

Name: Charles Robert Redford, Jr.

Title: President

New Mexico
STATE OF ~~UTAH~~)
Santa Fe) :ss.
COUNTY OF ~~UTAH~~)

The foregoing instrument was acknowledged before me this 20th day of December, 2020 by Charles Robert Redford, Jr., as President of Sundance Enterprises, Inc., a Utah corporation, the Managing Member of Sundance Holdings, L.L.C., a Utah limited liability company, the General Partner of Sundance Partners, Ltd., a Utah limited partnership.

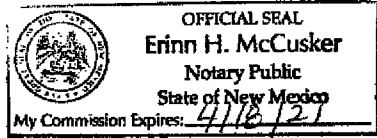
Erinn H. McCusker
NOTARY SIGNATURE

My Commission Expires: 4/18/21

Residing at: Santa Fe, NM

(SEAL)

[Signature pages continue.]



Witness, the hand of said grantor, this 21 day of December, 2020.

BONEYARD PROPERTY HOLDING LLC,
a Utah limited liability company

By: **SUNDANCE DYNASTY VENTURES,**
LLC, a Utah limited liability company,
Its Manager

By: _____

Name: Duaine Dorton

Title: Manager

STATE OF UTAH)
 salt lake) :ss.
COUNTY OF ~~UTAH~~)

The foregoing instrument was acknowledged before me this 21 day of December, 2020 by Duaine Dorton, as Manager of Sundance Dynasty Ventures, LLC, a Utah limited liability company, the Manager of Boneyard Property Holding LLC, a Utah limited liability company.

Carol Paul
NOTARY SIGNATURE

My Commission Expires: 6/12/24

Residing at: Salt Lake

(SEAL)

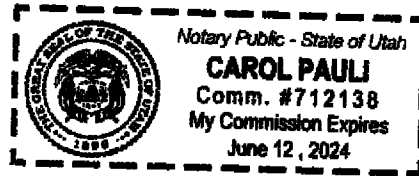


Exhibit A
Legal Description of the Property

LAND SITUATED IN THE COUNTY OF UTAH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF LOTS 1-5, 8-15, AND 20-22, OF SUNDANCE RECREATIONAL RESORT PLAT "A" 4TH AMENDED & RESTATED, RECORDED DECEMBER 11, 2020 AS ENTRY NO. 198079:2020 OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, UTAH COUNTY, UTAH.

PARCEL 2 (MANDAN 38 – SPA UNIT):

UNIT 38, SUNDANCE COTTAGES, AN EXPANDABLE UTAH CONDOMINIUM PROJECT CONTAINING CONVERTIBLE LAND, AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED MAY 20, 1987, IN THE OFFICE OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH, AS ENTRY NO. 19867, AND MAP FILING NO. 3452 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE CONDOMINIUM DECLARATION THEREFOR RECORDED CONCURRENTLY THEREWITH IN SAID OFFICE IN UTAH COUNTY, UTAH, AS ENTRY NO. 19868, IN BOOK 2417, AT PAGE 379 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH THE ENTIRE UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES WHICH IS APPURTENANT TO SAID UNITS AS ESTABLISHED BY SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH INTEREST RELATES.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS AS DESCRIBED IN SAID RECORD OF SURVEY MAP AND CONDOMINIUM DECLARATION FOR THE BENEFIT OF AND APPURTENANT TO SAID PROJECT FOR THE PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS TO AND EGRESS FROM SAID PROJECT AND TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE, AS REQUIRED, UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES.

TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AND FOR UTILITIES AS SET FORTH IN THE FOLLOWING:

- (1) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43593, IN BOOK 2367, AT PAGE 207, UTAH COUNTY RECORDER'S OFFICE; AND
- (2) AN EASEMENT DEED RECORDED DECEMBER 18, 1986, AS ENTRY NO. 43595, IN BOOK 2367, AT PAGE 215, UTAH COUNTY RECORDER'S OFFICE.

Exhibit B
Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2021 now a lien, not yet due.
3. Pole Line Easement, in favor of Utah Power and Light Company, over a portion of said land recorded August 17, 1936 as Entry No. 11878 in Book 331 at Page 183 of the Official Records of the Utah County Recorded, Utah County, Utah ("**Official Records**").
4. Pole Line Easement, in favor of Utah Power and Light Company, over a portion of said land recorded October 17, 1936 as Entry No. 13466 in Book 344 at Page 3 of Official Records.
5. Pole Line Easement, in favor of Utah Power and Light Company, over a portion of said land recorded October 13, 1939 as Entry No. 9193 in Book 347 at Page 60 of Official Records.
6. An easement over, across or through the Property for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded August 09, 1947 as Entry No. 9311 in Book 470 at Page 471 of Official Records.
7. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded September 16, 1970 as Entry No. 9678 in Book 1193 at Page 194 of Official Records.
8. Pole Line Easement, in favor of Utah Power and Light Company, a corporation recorded November 03, 1971 as Entry No. 14794 in Book 1244 at Page 293 of Official Records.
9. Easement granted to Utah Power & Light Company recorded March 03, 1976 as Entry No. 4848 in Book 1461 at Page 878 of Official Records.
10. An easement over, across or through the Property for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded March 03, 1976 as Entry No. 4850 in Book 1461 at Page 880 of Official Records.
11. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded October 14, 1976 as Entry No. 26604 in Book 1505 at Page 137 of Official Records.
12. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded January 20, 1977 as Entry No. 2201 in Book 1527 at Page 108 of Official Records.
13. Right of Way Easement in favor of The Mountain States Telephone and Telegraph Company, a Colorado corporation recorded November 27, 1979 as Entry No. 46001 in Book 1794 at Page 866 of Official Records.
14. Easement in favor of Utah County for Open Space Easement recorded January 09, 1980 as Entry No. 1077 in Book 1805 at Page 662 of Official Records.
15. Agreement and Grant of Easement, dated June 30, 1982, by and between Sundance Development Corporation, a Utah corporation; Robert Redford and Lola V. Redford; and the North Fork

Special Service District, a special service district, for a perpetual easement to the District for maintenance and operation of the storage reservoirs, collection box, distribution lines, access roads and related facilities of an existing water system. Said Agreement recorded March 02, 1984 as Entry No. 6590 in Book 2119 at Page 605 of Official Records.

Agreement Amendment dated June 21, 1983, by and between Sundance Development Corporation, Robert Redford and Lola V. Redford, and North Fork Special Service District. Said Amendment recorded March 02, 1984 as Entry No. 6591 in Book 2119 at Page 628 of Official Records.

16. Reservations contained in and easements disclosed by Warranty Deed recorded July 22, 1985 as Entry No. 20681 in Book 2233 at Page 219 of Official Records.
17. Pole Line Easement, in favor of Utah Power and Light Company, a corporation recorded October 11, 1985 as Entry No. 29782 in Book 2253 at Page 49 of Official Records.
18. An easement over, across or through the Property for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded October 11, 1985 as Entry No. 29783 in Book 2253 at Page 51 of Official Records.
19. Easement in favor of Utah Power and Light Company recorded October 11, 1985 as Entry No. 29792 in Book 2253 at Page 61 of Official Records.
20. Easement, in favor of Utah Power and Light Company recorded April 02, 1986 as Entry No. 9681 in Book 2292 at Page 660 of Official Records.
21. Easement in favor of C. Robert Redford, CGMI Utah, Inc., a Texas corporation, Lower Elk Meadows Property Owners Association, Owners of Lots within Sundance Recreational Resort Plats "C", "D" and "E", and Timphaven Homes Plats "I-A", "2" and "3", for pedestrian and vehicular ingress and egress recorded December 18, 1986 as Entry No. 43599 in Book 2367 at Page 230 of Official Records.
22. Restrictions set forth in Quit Claim Deed recorded December 31, 1986 as Entry No. 45664 in Book 2372 at Page 200 of Official Records.
23. Restrictions set forth in Quit Claim Deed recorded December 31, 1986 as Entry No. 45665 in Book 2372 at Page 203 of Official Records.
24. Water Improvements Deed and Easement Deed, in favor of North Fork Special Service District recorded November 25, 1987 as Entry No. 43178 in Book 2471 at Page 463 of Official Records.
25. Sewer Improvements Deed and Easement Deed, in favor of North Fork Special Service District recorded November 25, 1987 as Entry No. 43179 in Book 2471 at Page 469 of Official Records.
26. Easement Deed with Possibility of Reverter by and between Sundance Development Corporation, a Utah corporation and North Fork Special Service District, a body politic and corporate created under the Laws of the State of Utah recorded September 07, 1988 as Entry No. 26502 in Book 2540 at Page 160 of Official Records.
27. Easement in favor of Utah Power and Light Company recorded October 04, 1988 as Entry No. 30120 in Book 2547 at Page 514 of Official Records.

28. Easement Deed in favor of North Fork Special Service District recorded September 14, 1990 as Entry No. 30397 in Book 2723 at Page 604 of Official Records.
29. Parking Easement Deed in favor of Sundance Village Cottages Owners Association, Inc. recorded November 20, 1991 as Entry No. 46045 in Book 2857 at Page 523 of Official Records.
30. Floating Access Easement Deed, in favor of Sundance Village Partners Limited recorded November 20, 1991 as Entry No. 46046 in Book 2857 at Page 526 of Official Records.
31. Reservations, including a Right of First Refusal, disclosed in Gift Deed and Right of First Refusal recorded August 21, 1992 as Entry No. 43062 in Book 2987 at Page 175 of Official Records.
32. Easement Deed, in favor of Sundance Development Corporation, and Sundance Institute, for an easement for vehicular and pedestrian ingress and egress, for vehicular parking recorded August 25, 1992 as Entry No. 43742 in Book 2989 at Page 39 of Official Records.

Assignment of Easement Rights, unto Sundance Village Holdings LLC, a Utah limited liability company recorded August 31, 2012 as Entry No. 74718:2012 of Official Records.
33. Easement Deed in favor of Sundance Development Corporation and Lola Jean Van Wagner Redford and Charles Robert Redford, Jr. as Trustees of the Redford Revocable Trust of 1986 recorded September 17, 1992 as Entry No. 48788 in Book 3002 at Page 645 of Official Records.
34. Easement Deed in favor of Sundance Development Corporation recorded September 17, 1992 as Entry No. 48789 in Book 3002 at Page 649 of Official Records.
35. Easement Deed in favor of Sundance Cottages Owners Association, for vehicular ingress and egress and maintenance of utility lines, etc. recorded September 17, 1992 as Entry No. 48790 in Book 3002 at Page 653 of Official Records.
36. Easement Deed in favor of Charles Robert Redford, for pedestrian and vehicular ingress and egress and utility lines, etc. recorded September 17, 1992 as Entry No. 48791 in Book 3002 at Page 657 of Official Records.
37. Easement Deed in favor of Sundance Institute, for pedestrian and vehicular ingress and egress and utility lines, etc. recorded September 17, 1992 as Entry No. 48792 in Book 3002 at Page 661 of Official Records.
38. Memorandum of Television Service Agreement, dated December 23, 1992, by and between Mandan Cottage Home Owners Association and Sundance Enterprises, Inc., a Utah Joint Venture, as Grantor; and Sundance Cable Venture, an Arizona Joint Venture, as Grantee recorded April 28, 1993 as Entry No. 25333 in Book 3132 at Page 801 of Official Records.
39. Memorandum of Television Service Agreement, dated December 23, 1992, by and between Village Cottage Home Owners Association and Sundance Enterprises, Inc., a Utah Joint Venture, as Grantor; and Sundance Cable Venture, an Arizona Joint Venture, as Grantee recorded April 28, 1993 as Entry No. 25334 in Book 3132 at Page 807 of Official Records.
40. An Easement Deed, dated January 6, 1995, in favor of Sundance Village Partners Limited, a Utah limited partnership, for pedestrian and vehicular ingress to and egress from, and to install, use, keep, maintain, repair and replace, as required, utility lines, poles, pipes, conduits and

appurtenances. Said Easement recorded January 10, 1995 as Entry No. 1806 in Book 3602 at Page 188 of Official Records.

41. Floating Access Easement Deed, dated January 20, 1995, in favor of Sundance Village Partners Limited, a Utah limited partnership recorded March 30, 1995 as Entry No. 19295 in Book 3647 at Page 459 of Official Records.
42. Easements disclosed in that certain Special Warranty Deed recorded April 19, 1995 as Entry No. 24096 in Book 3660 at Page 354 of Official Records.
43. An Easement Deed, dated April 19, 1995, in favor of Sundance Partners, Ltd., a Utah limited partnership, for pedestrian and vehicular ingress to and egress from, and to install, use, keep, maintain, repair and replace, as required, utility lines, poles, pipes, conduits and appurtenances. Said Easement recorded April 19, 1995 as Entry No. 24099 in Book 3660 at Page 370 of Official Records.
44. An easement over, across or through the Property for public utilities and incidental purposes, as granted to PacifiCorp, an Oregon corporation, dba Utah Power and Light Company by Instrument recorded June 14, 1996 as Entry No. 49691 in Book 3995 at Page 460 of Official Records.
45. Floating Access, Emergency Access, Loading and Unloading Easement Deed, dated December 12, 1996 and recorded December 31, 1997 as Entry No. 104536 in Book 4480 at Page 745 of Official Records.
46. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 31, 1997 as Entry No. 104542 in Book 4480 at Page 780 of Official Records, and any amendments thereto.
47. Maintenance and Open Space Preservation Agreement, dated June 11, 1998, by and between Sundance Development Corporation; Sundance Village Partners Limited, a Utah limited partnership; Sundance Institute; Sundance Partners, Ltd.; Charles Robert Redford, Jr., as Trustee and an Individual and Utah County, for the purpose of guaranteeing the integrity, proper management and upkeep of the development. Said Agreement recorded May 26, 1999 as Entry No. 60950 in Book 5097 at Page 594 of Official Records.
48. An easement over, across or through the Property for public utilities and incidental purposes, as granted to PacifiCorp, an Oregon corporation by Instrument recorded December 28, 2004 as Entry No. 144705:2004 of Official Records.
49. An easement over, across or through the Property for a nonexclusive fuel break and incidental purposes, as granted by that Nonexclusive Easement Agreement (Fuel Break) recorded February 03, 2005 as Entry No. 11653:2005 of Official Records.
50. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 11, 2006 as Entry No. 43471:2006 of Official Records, and any amendments thereto.
51. Easement over said land for Drain Fields in favor of North Fork Special Service District recorded May 18, 2007 as Entry No. 74098:2007 of Official Records.

52. An unrecorded Lease executed by Sundance Partners, Ltd, a Utah limited partnership, as Lessor, and North Fork Special Service District, as Lessee, as disclosed by Memorandum of Lease recorded May 18, 2007 as Entry No. 74099:2007 of Official Records.
53. Easement in favor of North Fork Special Service District, for wastewater and water lines recorded May 18, 2007 as Entry No. 74100:2007 of Official Records.
54. Grant of Easements (Easement Agreement) dated 03 of day of August 2009 by and between the Stewart Cascade Association of Property Owners, Utah non-profit corporation and Sundance Development Corporation, a Utah corporation recorded August 06, 2009 as Entry No. 86013:2009 of Official Records.
55. Action by Board of Adjustment, and restrictions placed thereby recorded July 17, 2012 as Entry No. 58950:2012 of Official Records.
56. Easement Deed in favor of Sundance Village Holdings LLC, a Utah limited liability company recorded August 31, 2012 as Entry No. 74719:2012 of Official Records.
57. Recognition Agreement and Restrictive Covenant, dated August 31, 2012 among Sundance Partners, Ltd, a Utah limited liability partnership, Sundance Village Holdings LLC, a Utah limited liability company and Sundance Institute, a Utah nonprofit corporation recorded August 31, 2012 as Entry No. 74721:2012 of Official Records. (Affects Lot 8 and a portion of Lots 3, 4 and 5 of Parcel 1)
58. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded September 11, 2015 as Entry No. 83383:2015 of Official Records, and any amendments thereto.
59. Underground Right of Way Easement, in favor of PacifiCorp, and Oregon Corporation, d/b/a Rocky Mountain Power recorded October 14, 2016 as Entry No. 102653:2016 of Official Records.
60. Underground Right of Way Easement, in favor of PacifiCorp, and Oregon Corporation, d/b/a Rocky Mountain Power recorded October 14, 2016 as Entry No. 102654:2016 of Official Records.
61. Underground Right of Way Easement, in favor of PacifiCorp, and Oregon Corporation, d/b/a Rocky Mountain Power recorded October 10, 2017 as Entry No. 100027:2017 of Official Records.
62. Easement Agreement for resort uses, dated December 7, 2017 by and between Bron Roylance and Sundance Development Corporation recorded January 26, 2018 as Entry No. 8277:2018 of Official Records.
63. Easements, notes and restrictions as shown on the Official Plat of Sundance Recreational Resort Plat A 4th Amended and Restated recorded December 11, 2020 as entry no. 198079:2020 of Official Records.
64. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 6, 1969 as Entry No. 10483:1969 of Official Records, and any amendments thereto.

65. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain Amended Declaration of Protective Covenants for Sundance Planned Dwelling Group Plat A recorded June 13, 1985 as Entry No. 16672 in Book 2224 at Page 556 of Official Records, and any amendments thereto.
66. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 07, 1998 as Entry No. 33604 in Book 4591 at Page 271 of Official Records, and any amendments thereto.
67. Any facts, rights, interest or claims which would be disclosed on the portion of the Property not covered by the ALTA/NSPS Land Title Survey prepared by LEI, a Utah corporation dated November 25, 2020, designated as Project No. 2020-0060.
68. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded March 7, 2005 as Entry No. 23601:2005 of Official Records, and any amendments thereto.

First Amendment to Community Charter for Sundance Community Preserve recorded April 11, 2006 as Entry No.43463:2006 of Official Records.

Second Amendment to Community Charter for Sundance Community Preserve recorded May 4, 2009 as Entry No.48472:2009 of Official Records.

69. Development Credits Allocation Agreement dated July 29, 2020 by and among Sundance Mountain Ranch LLC, a Utah limited liability company ("Mountain Ranch"), Sundance Partners, LTD., a Utah limited partnership ("Sundance Partners"), Moss Farms LLC, a Utah limited liability company ("Moss Farms"), Boneyard Property Holding LLC, a Utah limited liability company ("Boneyard Property"), Sundance Development Corporation, a Utah corporation ("SDC"), Sundance Village Holdings LLC, a Utah limited liability company ("SVH"), Charles Robert Redford, Jr, as Trustee of The Robert Redford 1970 Trust, (the "Trust"), Stephen Minton, as Trustee of The Joni Minton Revocable Living Trust, Dated January 8, 2009, and Joni Minton as Trustee of The Joni Minton Revocable Living Trust, Dated January 8, 2009 (collectively, the "Mintons"), and Utah County, a political and administrative division of the State of Utah (the "County") recorded October 6, 2020 as Entry No. 155503:2020 of Official Records.
70. A right of way for ingress and egress and other rights to culinary water and electrical facilities to and from said land over existing or future roads leading from said land to Alpine Scenic Highway, recorded March 26, 1971 as Entry No. 3800:1971 of Official Records.
71. Any easement or right of way as may have been established or acquired according to law, over the same or any part thereof, and subject also to all rights of way for ditches, tunnels, and telephone and transmission lines that may have been constructed by authority of the United States, as evidenced by that certain Patent recorded January 28, 1920, as Entry No. 849, in Book 191, at page 431.
72. An easement over, across or through the Property for electric transmission and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded October 28, 1977 as Entry No. 36042 in Book 1594 at Page 65 of Official Records.

73. Resolution to establish the North Fork Special Service District as amended and to authorize construction of improvements as set forth in the Notice of Intention to create the District, as amended. Said Resolution recorded December 16, 1977, as Entry No. 42813, in Book 1606, at Page 776 of Official Records.

Resolution to expand the Services and to annex additional area to the North Fork Special Service District. Said Resolution recorded November 5, 1986, as Entry No. 38006, in Book 2355, at Page 2 of Official Records.

74. Easement Deed wherein CGMI UTAH, INC., a Texas corporation, recorded December 18, 1986, as Entry No. 43598, in Book 2367, at Page 225 of Official Records.
75. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded May 20, 1987 as Entry No. 19868 in Book 2417 at Page 379 of Official Records, and any amendments thereto.

Amendment to declarations recorded June 2, 1987 as Entry No. 21563 in Book 2421 at Page 254 of Official Records.

Amendment to declarations recorded August 7, 1987 as Entry No. 30294 in Book 2440 at Page 488 of Official Records.

Amendment to declarations recorded October 21, 1987 as Entry No. 39179 in Book 2461 at Page 685 of Official Records.

Amendment to declarations recorded November 23, 1987 as Entry No. 42826 in Book 2461 at Page 685 of Official Records.

76. Maintenance and Open Space Preservation Agreement between Sundance Cottages, a Utah joint venture and Sundance Cottages Owners Association, a Utah Nonprofit Corporation, and Utah County. Said Agreement recorded May 20, 1987 as Entry No. 19869 in Book 2417 at Page 450 of Official Records.
77. An easement over, across or through the Property for ingress and egress and incidental purposes, as granted to respective owners of the property constituting the Dominant Tenement including C. ROBERT REDFORD, SUNDANCE DEVELOPMENT CORPORATION, and the other respective owners of lots and/or parcels within said Dominant Tenement by Instrument recorded November 24, 1987 as Entry No. 42935 in Book 2470 at Page 872 of Official Records.
78. Easements, notes and restrictions as shown on Sundance Cottages Condominium plat recorded May 20, 1987 as Entry No. 19867.
79. All non-exclusive and exclusive easements and rights of way of record which affect the Common Area.
80. Easement Deed in favor of C. Robert Redford an individual, Sundance Development Corporation, a Utah corporation, CGMI Utah, Inc., a Texas corporation, Lower Elk Meadows Property Owners Association, a Utah nonprofit corporation. and the respective owners of lots and/or parcels within Sundance Recreational Resort Plats "C" and "E" and Timphaven Homes Plats "1-A," "2" and "3," according to the respective official plats thereof, recorded December 18, 1986 as Entry No. 43593:1986 of Official Records.

81. Easement Deed in favor of Sundance Development Corporation, a Utah corporation, and Charles Robert Redford, Jr. and Lola Jean Van Wagenen Redford, as Trustees of The Redford Revocable Trust of 1986, as grantees. their successors and assigns recorded April 5, 1991 as Entry No. 12045:1991 of Official Records.
82. The following matters disclosed on that certain survey prepared by LEI a Utah Corporation, having been certified under the date of November 25, 2020, as Job No. 2020-0060, by Chad A. Poulsen, a Registered Land Surveyor holding License No. 501182:
 - A. Existing Trails or Walkways.
 - B. The prescriptive rights of others to use the Property for access to property surrounded by or adjacent to the Property across existing roadways of the Property.
 - C. Fence line encroachment onto adjacent land to the South and all matters as disclosed affecting Lot 20. See Survey of lot 20 for detail for all matters affecting Northerly boundaries of said lot.
 - D. Notes as shown by said survey.
 - E. All items as shown within the lot boundaries and defined by the legend of LEI Survey of each Lot.
 - F. Lack of recordable access to Lot 14 through Lot 1 of Parcel 1.
 - G. Encroachment of improvements onto easements identified as Item Nos. 15, 17, 20, 24, 25 and 45] above as to portions of Lots 3, 4 and 5, as shown in sheets 8 and 9 of the survey.
 - H. Lack of recordable access as to Lots 12, and 13 of Parcel 1, to cross street described as the private road in Plat K, The Ridge Lots at Sundance Community Preserve Subdivision 51-446-0013 in the name of Sundance Partners LTD.
 - I. Access roads, parking and track roads, cabin, propane take concrete pad and riding trails across Lot 15 of Parcel 1 as shown.
 - J. Gravel Road and bike trail existing underground power, water line across Lots 12 and 13.
83. Modification of Parking Easement Deed, Sundance Village Cottages Owners Association, Inc., a Utah non profit as Easement Owner, recorded April 23, 2013 as Entry No. 39105:2013 of Official Records.
84. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded December 11, 2020 as Entry No. 198080:2020 of Official Records, and any amendments thereto.
85. Redford Family Elk Meadows Preserve Deed of Conservation Easement recorded December 17, 2020 as Entry No. 201567:2020 of Official Records.
86. Open Space Easement in Favor of Sundance Preserve Inc., a Utah corporation recorded December 17, 2020 as Entry No. 201745:2020 of Official Records.
87. Substitute Security Collateral as disclosed in that certain "Notice of Release of Security of Collateral and Substitution of Security Collateral" recorded June 22, 2020 as Entry No. 7683:2020 of Official Records. Substitute land was not identified but appears to affect a portion of this Land.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: SUNDANCE DEVELOPMENT CORPORATION, a Utah corporation, SUNDANCE VILLAGE HOLDINGS LLC, a Utah limited liability company

Grantee: STORYTELLER CANYON PROPERTY OWNER, LP, a Delaware limited partnership

Tax ID Number(s): 66-462-0029, 66-462-0002, 66-462-0003, 66-462-0004, 66-462-0005, 66-462-0006, 66-462-0007, 66-462-0008 66-462-0009, 66-462-0010

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

Proceed to Section

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
- 2 Only a portion of Grantor's water rights are being conveyed. B
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed. C
- 4 Water rights are being conveyed by separate deed. C

Important Notes

(see other side)

Section

A	The water right(s) being conveyed include Water Right No(s). _____ _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input checked="" type="checkbox"/> Culinary water service is provided by: <u>North Fork Special Service District</u> <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

By: Duaine Dorton, Vice President, Sundance Development Corporation

By: Duaine Dorton, Manager, Sundance Village Holdings

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: BT By: Benjamin T. Leahy, Authorized Signatory

Grantee's Mailing Address: 110 East 25th Street, New York, NY 10010

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: SUNDANCE PARTNERS, LTD., a Utah limited partnership, and BONEYARD PROPERTY HOLDING LLC, a Utah limited liability company

Grantee: STORYTELLER CANYON PROPERTY OWNER, LP, a Delaware limited partnership

Tax ID Number(s): 66-462-0011, 66-462-0012, 66-462-0013, 66-462-0014, 66-462-0015, 66-462-0030, 66-462-0021, 66-462-0022, 66-462-0023, 66-462-0024

In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

Check one box only

- | | |
|--|----------------------|
| 1 <input type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. | B |
| (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | |
| 3 <input type="checkbox"/> No water rights are being conveyed. | C |
| 4 <input checked="" type="checkbox"/> Water rights are being conveyed by separate deed. | C |

Important Notes
(see other side)

Section

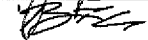
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N2 N3
	B Only the following water rights are being conveyed: (check all boxes that apply)	N1
<input type="checkbox"/> All of Water Right No(s). _____	N4	
<input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.	N5	
<input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____.	N5	
Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N2	
C Disclosures by Grantor: (check all boxes that apply)		
<input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____	N6	
<input checked="" type="checkbox"/> Culinary water service is provided by: <u>North Fork Special Service District</u>	N7	
<input type="checkbox"/> Outdoor water service is provided by: _____	N8	
<input type="checkbox"/> There is no water service available to Grantor's Parcel(s).	N9	
<input type="checkbox"/> Other water related disclosures: _____	N10	

Attach and sign additional copies of this form if more space is needed.

The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: 
By: Charles Robert Redford, Jr. for Sundance Partners, Ltd.

By: Duaine Dorton for Boneyard Property Holding LLC

Grantee's Acknowledgment of Receipt:  By: Benjamin T. Leahy, Authorized Signatory

Grantee's Mailing Address: 110 East 25th Street, New York, NY 10010

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS