

Mail Recorded Deed and Tax Notice To:  
JDH Development, LLC and Rafati Holdings, LLC  
1850 North 1450 West  
Lehi, UT 84043



**COTTONWOOD**  
**TITLE**

File No.: 100484-CAF

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## **WARRANTY DEED**

**CTV Holdings, LLC, a Utah limited liability company, Cougars Rock Investments, LLC and Evan Johnson**

**GRANTOR(S)** of Orem, State of Utah, hereby Conveys and Warrants to  
**JDH Development, LLC, as to an undivided 50% interest and Rafati Holdings, LLC, as to an undivided 50% interest**

**GRANTEE(S)** of Lehi, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 58-023-0191 and 58-023-0171 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

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CTV Holdings, LLC, a Utah limited liability  
company

BY: 

Paul Robert Southam  
Manager

Cougars Rock Investments, LLC

BY: 

David L. Southam  
Manager

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Evan Johnson

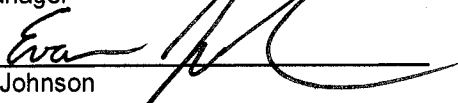
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CTV Holdings, LLC, a Utah limited liability company

BY: \_\_\_\_\_  
Paul Robert Southam  
Manager

Cougars Rock Investments, LLC

BY: \_\_\_\_\_  
David L. Southam  
Manager

  
\_\_\_\_\_  
Evan Johnson

File No. 100484-CAF

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of May, 2018, personally appeared before me Paul Robert Southam, who acknowledged himself to be the Manager of CTV Holdings, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

*Michael P Chabries*  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of May, 2018, personally appeared before me David L. Southam, who acknowledged himself to be the Manager of Cougars Rock Investments, LLC, a limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

*Michael P Chabries*  
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 29th of May, 2018 by Evan Johnson.

\_\_\_\_\_  
Notary Public

File No. 100484-CAF

STATE OF UTAH

COUNTY OF SALT LAKE

On the 29th day of May, 2018, personally appeared before me Paul Robert Southam, who acknowledged himself to be the Manager of CTV Holdings, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

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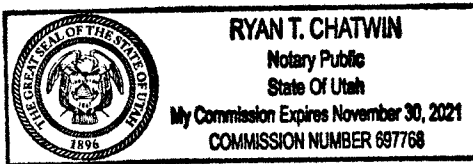
\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 29th of May, 2018 by Evan Johnson.

  
\_\_\_\_\_  
Notary Public



File No. 100484-CAF

**EXHIBIT A**

Beginning at a point on the East line of Redwood Road (Utah Highway No. 68), said point being 1412.570 feet East and 95.527 feet South from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Meridian and running thence East 725.531 feet to the West boundary line of the Utah Lake Distributing Canal right of way; thence Southeasterly along said canal boundary line along the following courses: South 24°54'00" East 504.007 feet; South 43°13'00" East 219.137 feet; thence South 19°19'00" East 517.150 feet and South 44°42'00" East 96.493 feet; thence West 1079.265 feet to said East line of Redwood Road; thence North 11°54'30" West 1199.29 feet along said East line to the point of beginning.

EXCEPTING THEREFROM the following:

A portion of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 89°55'06" East along the section line 1412.55 feet and South 97.88 feet and East 2.52 feet from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°59'10" East 723.01 feet; thence South 24°53'10" East 7.94 feet; thence South 89°09'30" West along the projection of, and along an existing fence line 710.88 feet; thence North 41°06'53" West along a fence line 23.66 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Easterly highway right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the South line of said entire tract, which point is 991.56 feet South 89°55'14" West along the North line of said Northeast quarter of the Northwest quarter and 1,271.14 feet South 00°04'46" East from the North quarter corner of said Section 11 and running thence North 12°01'43" West along said existing Easterly highway right of way line, 1,199.29 feet to the North line of said entire tract; thence along the North line of said entire tract the following three (3) courses: (1) North 89°52'47" East, 2.52 feet; (2) thence South 41°14'06" East, 23.65 feet; (3) thence North 89°01'26" East, 21.03 feet to a point 84.64 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 673+68.43; thence South 02°23'19" East, 75.50 feet; thence South 12°01'39" East, 342.92 feet; thence South 17°02'06" East, 171.84 feet; thence South 12°01'39" East, 179.90 feet; thence South 11°04'21" East, 300.04 feet; thence South 12°01'39" East, 112.40 feet to the South line of said entire tract, said point being 82.00 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 661+87.60; thence South 89°52'47" West along said South line, 32.69 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A 1/4 acre vault parcel, being within the property of Cougars Rock Investments, LLC, recorded in the official records of the Utah County Recorder's office in Entry No. 61908:2008. Also, being within the Northeast quarter of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; said parcel being more particularly described as follows:

Beginning at a point said point being on the North line of the property and the West line of the canal property, said point also being 2134.657 feet, along the North section line North 89°54'43" East; (basis of

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bearing being between the Northwest corner and the Southwest corner of said section, bearing being North 00°27'19" East 5339.72 feet) and 106.618 feet, South 00°05'17" East from the Northwest corner of said section and running thence along the West right of way line of the canal South 23°59'14" East for a distance of 110.00 feet; thence South 89°09'23" West for a distance of 107.66 feet; thence North 23°59'14" West for a distance of 110.00 feet to the North line of said Cougar Rock property; thence along said North line North 89°09'23" East a distance of 107.66 feet to the point of beginning.