

When recorded, mail to:
Business Resolutions, LLC
PO Box 99
Moab, UT 84532

Ent 511521 Bk 829 Pg 750 - 751
Date: 05-MAY-2016 4:53:25PM
Fee: \$13.00 Cash
Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

Mall tax notice to:
The Moab Development Trust
7000 Walkabout Ranch Road
Moab, UT 85432

Parcel Numbers: 01-001-0127
01-001-0148

SPECIAL WARRANTY DEED

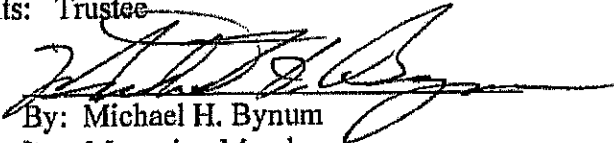
Business Resolutions, LLC, a Colorado limited liability company, as Trustee of Moab Development Trust, dated September 26, 2014, Grantor, for good and valuable consideration, hereby covenants and warrants against all claiming by or under Grantor to Hotel Moab, LLC, a Utah limited liability company, Grantee, a 37.61% undivided interest as a tenant-in-common in and to the real property located in Grand County, Utah, described in the the attached Exhibit A.

SUBJECT TO: easements, restrictions, and rights of way appearing of record.

EXECUTED this 27 day of April 2016.

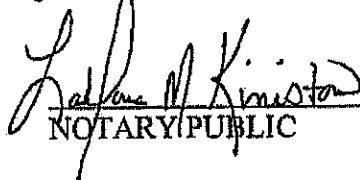
MOAB DEVELOPMENT TRUST, dated
September 26, 2014

By: BUSINESS RESOLUTIONS, LLC, a
Colorado limited liability company
Its: Trustee


By: Michael H. Bynum
Its: Managing Member

STATE OF UTAH)
) : ss
GRAND COUNTY)

Michael H. Bynum, known to me or proved on the basis of sufficient identification, acting in the capacity indicated, personally appeared before me and acknowledged the foregoing instrument this 27 day of April 2016.


NOTARY PUBLIC

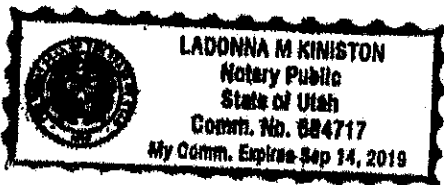


EXHIBIT A

PARCEL 1:

Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.1 feet, thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet, thence South 1486.6 feet from the North $\frac{1}{4}$ corner Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence with the West right-of-way of 100 West Street South $0^{\circ}21'$ West 457.3 feet to a corner, thence North $85^{\circ}27'$ West 147.7 feet to a corner, thence North $80^{\circ}05'$ West 16.9 feet to a corner, thence North $87^{\circ}53'$ West 33.5 feet to a corner, thence South $76^{\circ}45'$ West 4.8 feet to a corner, thence North $79^{\circ}06'$ West 9.0 feet to a corner, thence along the arc of a 1292.5 foot radius curve to the right 57.2 feet (said curve has a chord which bears North $80^{\circ}23'$ West 57.7 feet) to a corner, thence North $63^{\circ}01'$ East 54.7 feet to a corner, North $22^{\circ}23'$ East 20.5 feet to a corner, thence North $0^{\circ}08'$ West 58.7 feet to a corner, thence along a fence line South $88^{\circ}43'$ West 244.6 feet to a corner, thence North $52^{\circ}27'$ East 60.6 feet to a corner, thence North $8^{\circ}13'$ East 77.4 feet to a corner, thence North $0^{\circ}34'$ West 229.2 feet to a corner, thence a long a fence line South $89^{\circ}38'$ East 210.1 feet, thence a long a fence line North $89^{\circ}33'$ East 87.8 feet to a corner on the West line of Manzaneres, thence south 9.0 feet to the Southwest corner of Manzaneres, thence North $89^{\circ}26'$ East 103.9 feet to the point of beginning and containing 3.72 acres, more or less.

LESS any portion within 100 West Street and/or Williams Way.

(Parcel 01-001-0148)

PARCEL 2:

Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North $\frac{1}{4}$ corner, Section 1, T26S, R21E, SLM and proceeding thence South $0^{\circ}12'$ East 58.9 feet; thence South $22^{\circ}19'$ West 20.5 feet; thence South $62^{\circ}57'$ West 54.7 feet to the North Right-of-Way of Williams Way; thence with said Right-of-Way with a curve to the left 146.53 feet, the cord of which bears North $84^{\circ}59'$ West 146.53 feet; thence North $88^{\circ}14'$ West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North $79^{\circ}55'$ West 108.3 feet, thence North $62^{\circ}06'$ West 28.5 feet to the South line of Davis tract; thence with said tract South $88^{\circ}06'$ East 26 feet; thence North $52^{\circ}23'$ East 86.8 feet; thence North $88^{\circ}43'$ East 244.6 feet to the point of beginning.

(Parcel No. 01-001-0127)

When recorded, mail to:
Petersen Investment II, LLC
c/o Sage Law Partners
140 North Union Ave., Suite 220
Farmington, Utah 84025

Ent 511522 Bk 829 Pg 752 - 753
Date: 05-MAY-2016 4:54:07PM
Fee: \$13.00 Cash
Filed By: JAC
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: BUSINESS RESOLUTIONS LLC

Mail tax notice to:
The Moab Development Trust
7000 Walkabout Ranch Road
Moab, UT 85432

Parcel Numbers: 01-001-0127
01-001-0148

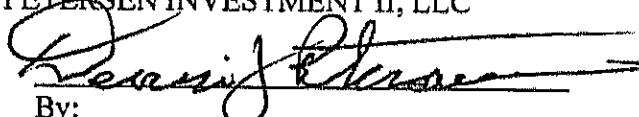
SPECIAL WARRANTY DEED

Petersen Investment II, a Utah limited liability company, Grantor, for good and valuable consideration, hereby covenants and warrants against all claiming by or under Grantor to Hotel Moab, LLC, a Utah limited liability company, Grantee, a 62.39% undivided interest as a tenant-in-common in and to the real property located in Grand County, Utah, described in the attached Exhibit A.

SUBJECT TO: easements, restrictions, and rights of way appearing of record.

EXECUTED this 29th day of April 2016.

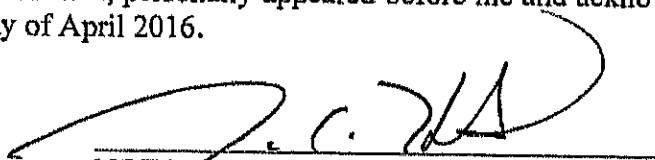
PETERSEN INVESTMENT II, LLC



By: _____
Its: Manager

STATE OF UTAH)
) : SS
DAVIS COUNTY)

DENNIS PETERSEN, known to me or proved on the basis of sufficient identification, acting in the capacity indicated, personally appeared before me and acknowledged the foregoing instrument this 29th day of April 2016.



NOTARY PUBLIC

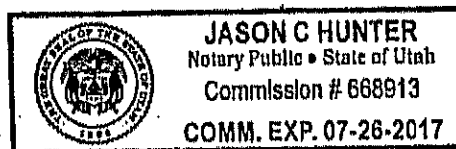


EXHIBIT A

PARCEL 1:

Beginning at a corner on the West right-of-way of 100 West Street, said corner bears North 169.1 feet, thence West 48.4 feet from the centerline monument at the intersection of 100 West and 100 North Streets, said point by record bears West 266.1 feet, thence South 1486.6 feet from the North ¼ corner Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence with the West right-of-way of 100 West Street South 0°21' West 457.3 feet to a corner, thence North 85°27' West 147.7 feet to a corner, thence North 80°05' West 16.9 feet to a corner, thence North 87°53' West 33.5 feet to a corner, thence South 76°45' West 4.8 feet to a corner, thence North 79°06' West 9.0 feet to a corner, thence along the arc of a 1292.5 foot radius curve to the right 57.2 feet (said curve has a chord which bears North 80°23' West 57.7 feet) to a corner, thence North 63°01' East 54.7 feet to a corner, North 22°23' East 20.5 feet to a corner, thence North 0°08' West 58.7 feet to a corner, thence along a fence line South 88°43' West 244.6 feet to a corner, thence North 52°27' East 60.6 feet to a corner, thence North 8°13' East 77.4 feet to a corner, thence North 0°34' West 229.2 feet to a corner, thence along a fence line South 89°38' East 210.1 feet, thence along a fence line North 89°33' East 87.8 feet to a corner on the West line of Manzaneres, thence south 9.0 feet to the Southwest corner of Manzaneres, thence North 89°26' East 103.9 feet to the point of beginning and containing 3.72 acres, more or less.

LESS any portion within 100 West Street and/or Williams Way.

(Parcel 01-001-0148)

PARCEL 2:

Beginning at a point which bears South 1815.2 feet and West 480.4 feet from the North ¼ corner, Section 1, T26S, R21E, SLM and proceeding thence South 0°12' East 58.9 feet; thence South 22°19' West 20.5 feet; thence South 62°57' West 54.7 feet to the North Right-of-Way of Williams Way; thence with said Right-of-Way with a curve to the left 146.53 feet, the chord of which bears North 84°59' West 146.53 feet; thence North 88°14' West 4.2 feet; thence with curve to the right 108.3 feet, the chord of which bears North 79°55' West 108.3 feet, thence North 62°06' West 28.5 feet to the South line of Davis tract; thence with said tract South 88°06' East 26 feet; thence North 52°23' East 86.8 feet; thence North 88°43' East 244.6 feet to the point of beginning.

(Parcel No. 01-001-0127)

When recorded, mail to:
Hotel Moab, LLC
PO Box 99
Moab, UT 84532

Mail tax notice to:
Hotel Moab, LLC
PO Box 99
Moab, UT 85432

Ent 527084 Bk 860 Pg 833-834
Date: 21-NOV-2017 4:22:36PM
Fee: \$13.00 Cash Filed By: GWK
JOHN ALAN CORTES, Recorder
GRAND COUNTY CORPORATION
For: HOTEL MOAB LLC

SPECIAL WARRANTY DEED

EDB Moab, LLC a Utah limited liability company, and ABLI Moab LLC, a Utah limited liability company, GRANTOR, hereby conveys and warrants against all persons claiming by, through or under GRANTOR, to Hotel Moab, LLC, a Utah limited liability company, GRANTEE, EDB Moab, LLC's 28.27% undivided interest and ABLI Moab, LLC's 18.84% undivided interest, as a Tenants in Common, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of real property situated in the County of Grand, State of Utah, described as follows:

Grand County, Utah:

Beginning at a 3/8" spike which bears South 1389.2 feet and West 667.1 feet from the North 1/4 Corner, Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence South 0°38' East 318.7 feet to a corner which bears 0.9 feet South and 0.1 feet East of a metal fence post; thence South 08° 09' West 77.4 feet to a cedar post; thence South 52°23' West 147.6 feet to a double cedar post; thence North 88° 06' West 58.6 feet to a cedar fence post; thence North 26° 04' West 156.1 feet to a cedar fence post; thence South 89° 45' West 43.2 feet to a cedar fence post; thence North 0°51' West 344.5 feet to a 3/8" spike; thence South 89°47' East 299.7 feet to the point of beginning. Bearings based on the centerline of 100 West Street (N 0 deg 17' E). (Parcel No. 01-001-0158)

LESS the following:

- a. Beginning at a point which bears South 1872.7 feet and West 819.6 feet from the North 1/4 Corner of Section 1, Township 26 South, Range 21 East, SLM, and proceeding thence with the South line of the Davis Tract North 88°06' West 32.5 feet; thence North 26° West 25.8 feet; thence with the North Right of Way with the proposed Williams Way South 58°30' East 11.3 feet; thence with a curve to the left, the chord of which bears South 61°46' East 38.8 feet (Delta=6 degrees 33'05", Radius=339.25, Tangent=19.42 feet, Length=38.79) to the point of beginning.
- b. Any portion within Williams Way.

WITNESS the hand of GRANTOR this 17th day of November, 2017.

EDB MOAB, LLC, a Utah limited liability company
By: Eric D. Bishop, Inc. Manager


By: Eric D. Bishop, President

ABLI MOAB, LLC, a Utah limited liability company
By: Adams Bay Lighthouse Investment, LLC,
Manager


By: Eric D. Bishop, Manager

