

WHEN RECORDED, RETURN TO:

Grantee
P.O. Box 541
Jackson, Wyoming 83001

Ent 402092 Bk 1107 Pg 679-684
Date: 25-JUN-2014 3:27:21PM
Fee: \$20.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: RONEY BURKE

SPECIAL WARRANTY DEED

WILLOW CREEK HOLDINGS, LLC, a Wyoming limited liability company, as Grantor, hereby conveys and warrants against all claiming by, through or under it, to STRAWBERRY HIGHLANDS, LLC, a Wyoming limited liability company, as Grantee, whose address is P.O. Box 541, Jackson, Wyoming 83001 , for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land located in Wasatch County, Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT TO a perpetual and non-exclusive easement as reserved by BURKE RONEY, his successors and or assigns ("Roney"), as disclosed by that certain Warranty Deed dated November 8, 2007, recorded November 8, 2007 in the office of the County Recorder, Wasatch County, Utah as Entry no. 328362, which easement shall be appurtenant to, touch and concern and run for the benefit of that certain real property located in Wasatch County, Utah and more particularly described as follows:

All sections 25, 26, 27, 35, 36 and an undivided 50% interest in Section 34, Township 4 South, Range 10 West, Uintah Special Meridian ("Roney's Remaining Property"), and each and every part thereof, over, across, and through the roads, trails and gates on the tract of land described in Exhibit "A" (the "Property") for access to and from U.S. Highway 40 via West Strawberry Road and the National Forest Lands surrounding Roney's Remaining Property and the Property, which easement shall be (1) sufficient to permit the development of Roney's Remaining Property in compliance with the requirements of Wasatch County and other applicable laws and ordinances, and (2) subject to reasonable modification and adjustment from time to time as may be agreed to by Roney and Grantee and required to facilitate the development and use of the Property.

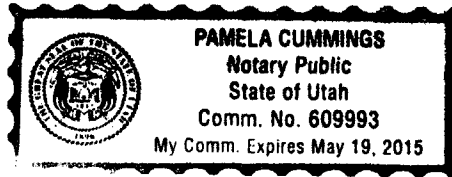
TOGETHER WITH a perpetual and non-exclusive easement, which shall be appurtenant to, touch and concern and run for the benefit of the Property, and each and every part thereof, over, across and through the roads, trails and gates on Roney's Remaining Property for access to and from the National Forest Lands surrounding Roney's Remaining Property and the Property, which easement shall be subject to reasonable modification and adjustment from time to time as may be agreed to by Roney and Grantee and required to facilitate the development and use of the Roney's Remaining Property.

STATE OF Utah)
 : SS.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 12 day of June, 2014, by David K. Larson the Manager of WILLOW CREEK HOLDINGS, LLC, a Wyoming limited liability company.

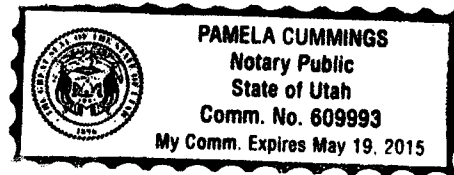
Pamela Cummings
NOTARY PUBLIC
Residing at 340 N. 600 E., Heber, UT
My Commission Expires: 5/19/15

STATE OF Utah)
 : SS.
COUNTY OF Wasatch)



The foregoing instrument was acknowledged before me this 12 day of June, 2014, by Burke F. Roney the Manager of WILLOW CREEK HOLDINGS, LLC, a Wyoming limited liability company.

Pamela Cummings
NOTARY PUBLIC
Residing at 340 N. 600 E., Heber, UT
My Commission Expires: 5/19/15



STATE OF Utah)
 : SS.
COUNTY OF Wasatch)

The foregoing instrument was acknowledged before me this 12 day of June, 2014, by Clorene Law the Manager of WILLOW CREEK HOLDINGS, LLC, a Wyoming limited liability company.

Pamela Cummings
NOTARY PUBLIC
Residing at 340 N. 600 E., Heber, UT
My Commission Expires: 5/19/15

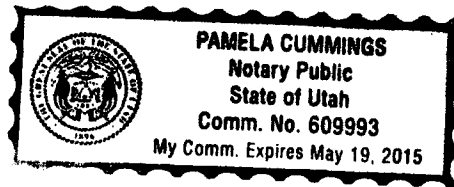


EXHIBIT "A"
Legal Description

BEGINNING AT THE BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 WEST, UINTAH SPECIAL MERIDIAN (FROM SAID NORTHWEST CORNER THE BLM BRASS CAP MONUMENT FOR THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29, BEARS NORTH 89°33'51" EAST 2631.80 FEET); AND RUNNING THENCE NORTH 89°33'51" EAST 860.30 FEET; THENCE ALONG THE CENTER LINE OF A COUNTY ROAD THE FOLLOWING EIGHTEEN (18) COURSES: THENCE SOUTH 03°09'42" WEST 90.54 FEET; THENCE SOUTH 10°13'26" WEST 125.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 722.94 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 79°46'34" EAST; THENCE SOUTHERLY 378.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'45" (CHORD BEARS SOUTH 04°47'26" EAST 374.57 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 110.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 70°11'41" WEST; THENCE SOUTHERLY 144.93 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°29'17" (CHORD BEARS SOUTH 17°56'20" WEST 134.67 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHEASTERLY WITH A RADIUS OF 525.13 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 34°19'02" EAST; THENCE SOUTHWESTERLY 199.80 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°48'01" (CHORD BEARS SOUTH 44°46'58" WEST 198.60 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 210.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 56°07'03" EAST; THENCE SOUTHERLY 284.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°45'18" (CHORD BEARS SOUTH 04°59'42" EAST 263.62 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 469.26 FEET AND FROM WHICH RADIAL LINE BEARS SOUTH 46°07'39" WEST; THENCE SOUTHERLY 368.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°59'16" (CHORD BEARS SOUTH 21°25'43" EAST 359.06 FEET); THENCE SOUTH 01°06'55" WEST 389.13 FEET; THENCE SOUTH 15°41'09" WEST 130.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHWESTERLY WITH A RADIUS OF 270.46 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 74°18'51" WEST; THENCE SOUTHWESTERLY 180.32 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°12'02" (CHORD BEARS SOUTH 34°47'10" WEST 177.00 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 68.00 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 36°06'49" WEST; THENCE WESTERLY 87.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°41'00" (CHORD BEARS NORTH 89°16'19" WEST 81.55 FEET); THENCE NORTH 52°25'49" WEST 182.37 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHERLY WITH A RADIUS OF 95.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 37°34'11" WEST; THENCE WESTERLY 157.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 95°05'37" (CHORD BEARS SOUTH 80°02'53" WEST 140.13 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE EASTERLY WITH A RADIUS OF 254.72 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 57°28'26" EAST; THENCE SOUTHERLY 174.57 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°16'08" (CHORD BEARS SOUTH 12°53'10" WEST 171.18 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE WESTERLY WITH A RADIUS OF 462.39 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 83°15'26" WEST; THENCE SOUTHERLY 224.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'24" (CHORD BEARS SOUTH 07°09'39" WEST 222.21 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT AND CONCAVE NORTHERLY WITH A RADIUS OF 56.83 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 68°56'09" WEST; THENCE WESTERLY 118.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 119°01'46" (CHORD BEARS SOUTH 80°34'43" WEST 97.95 FEET) TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT AND CONCAVE SOUTHERLY WITH A RADIUS OF 100.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 50°05'36" WEST; THENCE WESTERLY 130.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°37'32" (CHORD BEARS NORTH 77°13'10" WEST 121.23 FEET); THENCE SOUTH 65°28'04" WEST 52.64

FEET; THENCE LEAVING THE CENTERLINE OF SAID NATIONAL FOREST ROAD NORTH 00°01'37"
WEST 2,417.89 FEET ALONG AN EXISTING FENCE LINE TO THE POINT OF BEGINNING.

Tax Parcel No. OWC-3059-K