

Recording requested by and  
after recording return to:

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File No. 392-5818050

01119611 B: 2534 P: 0471

Page 1 of 6  
Rhonda Francis Summit County Recorder  
10/14/2019 09:17:18 AM Fee \$40.00  
By FIRST AMERICAN - SUGARHOUSE  
Electronically Recorded

Tax Parcel Numbers: AF-16; PC-900-1; and  
PC-S-46-B-1

### SPECIAL WARRANTY DEED

SPRING CANYON ASSOCIATES, L.C., a Utah limited liability company ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS AND WARRANTS against all who claim by, through or under said Grantor, but not otherwise, to DV LODGE LLC, a Utah limited liability company ("Grantee"), whose mailing address is DV Lodge LLC, c/o Benjamin Wu, 500 Huntsman Way, Salt Lake City, Utah 84108, the following described real property situated in Summit County, Utah, being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Property");

#### **THIS CONVEYANCE IS MADE SUBJECT TO:**

- (a) Real property taxes and assessments for the year 2019 and all periods thereafter, whether by governmental authority, homeowners association(s) or otherwise;
- (b) All matters of record in the official records of the County Recorder for Summit County, State of Utah and/or the Utah State Engineer's office (collectively, "Official Records"), including without limitation all reservations of interests or severances of any interest(s) from the Property, all easements and rights of way, all restrictive covenants and deed restrictions, all subdivision plats, all CC&RS (meaning covenants, conditions and restrictions);
- (c) All encumbrances by, through or under any person or entity other than Grantor;
- (d) All matters that would have been disclosed by an inspection and current survey of the Property conforming to ALTA/NSPS standards and requirements; and
- (e) All other matters not included in (a) through (d) above, that are enforceable at law or in equity, that do not arise from the act(s) of Grantor.

**[Signature page follows]**

EXECUTED this 10th day of October, 2019.

GRANTOR:

SPRING CANYON ASSOCIATES, L.C.,  
a Utah limited liability company

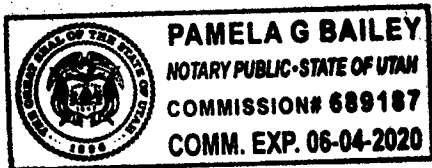
By *Karen H. Huntsman*  
Karen H. Huntsman  
Manager

By *Thomas E. Muir*  
Thomas E. Muir  
Manager

STATE OF UTAH            )  
  ) ss.  
COUNTY OF SALT LAKE )

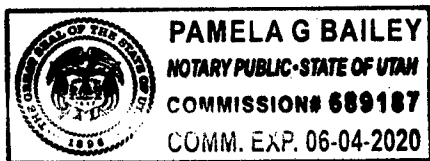
On October 10, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Karen H. Huntsman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as a manager of SPRING CANYON ASSOCIATES, L.C., the limited liability company therein named, and acknowledged to me that such limited liability company executed the within instrument.

*Pamela G. Bailey*  
NOTARY PUBLIC



STATE OF UTAH            )  
  ) ss.  
COUNTY OF SALT LAKE )

On October 10, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas E. Muir, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as a manager of SPRING CANYON ASSOCIATES, L.C., the limited liability company therein named, and acknowledged to me that such limited liability company executed the within instrument.



*Pamela G. Bailey*  
NOTARY PUBLIC

**EXHIBIT A**

**Legal Description of Property**

Real property in the City of Park City, County of Summit, State of Utah, described as follows:

**PARCEL 1**

LOT 16, AMERICAN FLAG SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

**Tax Parcel No. AF-16**

**PARCEL 2**

BEGINNING AT A POINT SOUTH 10°28'40" WEST 164.81 FEET FROM THE SOUTHWEST CORNER OF LOT 15, AMERICAN FLAG SUBDIVISION, AS RECORDED AND ON FILE WITH THE SUMMIT COUNTY RECORDER'S OFFICE, SAID POINT IS ALSO LOCATED EAST 529.86 FEET AND SOUTH 980.21 FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE BOUNDARY LINE OF THE WESTVIEW SUBDIVISION, RECORDED ENTRY NO. 192634, ON JUNE 21, 1982, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 7°22'00" WEST 326.22 FEET; (2) NORTH 74°53'46" WEST 433.58 FEET; (3) SOUTH 19°11'00" WEST 1476.10 FEET; (4) SOUTH 15°31'50" WEST 161.79 FEET; THENCE NORTH 122.97 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST; THENCE WEST 208.72 FEET TO A POINT ON A 9411.91 FOOT CURVE TO THE LEFT, WHOSE RADIUS POINT BEARS NORTH 89°21'24" WEST; THENCE ALONG THE ARC OF SAID CURVE 174.74 FEET THRU A CENTRAL ANGLE OF 1°03'49"; THENCE NORTH 0°25'13" WEST 136.60 FEET TO A POINT ON A 1641.12 FOOT RADIUS CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 89°34'47" EAST; THENCE ALONG THE ARC OF SAID CURVE 412.54 FEET THRU A CENTRAL ANGLE OF 14°24'10"; THENCE NORTH 13°58'57" EAST 237.79 FEET TO A POINT ON A 2784.21 CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS SOUTH 76°01'03" EAST; THENCE ALONG THE ARC OF SAID CURVE 385.51 FEET THRU A CENTRAL ANGLE OF 7°56'00"; THENCE NORTH 21°54'58" EAST 68.85 FEET; THENCE NORTH 45°03'09" EAST 363.24 FEET; THENCE EAST 190.63 FEET; THENCE NORTH 28°09'48" EAST 326.51 FEET; THENCE SOUTH 50°13'57" EAST 450.00 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS NORTH 0°30'11" EAST BETWEEN THE NORTHEAST CORNER OF SECTION 21 AND THE EAST QUARTER CORNER OF SECTION 16.

**Tax Parcel No. PC-900-1**

**PARCEL 3**

BEGINNING AT A POINT WHICH IS NORTH 2664.15 FEET AND WEST 350.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND NORTH 85°04'14" WEST 383.10 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PORT ARTHUR MINING CLAIM NO. 5762; AND RUNNING THENCE NORTH 19°11'00" EAST ALONG THE EAST LINE OF SAID MINING CLAIM 1476.10 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE SINGISER MINING CLAIM NO. 5763; THENCE SOUTH 74°53'46" EAST ALONG THE SOUTHERLY LINE OF SAID CLAIM 433.58 FEET TO A POINT OF INTERSECTION WITH A LINE EXTENDED FROM THE NORTHEASTERLY CORNER OF THE TRUMP MINING CLAIM NO. 265 AND THE SOUTHWEST CORNER OF THE FRACTION MINING CLAIM NO. 5763; THENCE NORTH 7°22'00" EAST 326.22 FEET TO THE SAID SOUTHWEST CORNER OF THE FRACTION MINING CLAIM NO. 5763; THENCE NORTH 10°28'40" EAST ALONG THE WESTERLY LINE OF SAID FRACTION MINING CLAIM 164.81 FEET TO THE SOUTHEASTERLY CORNER OF THE SWITZERLAND MINING CLAIM LOT NO. 52, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT NO. 15 OF THE RECORDED AMERICAN FLAG SUBDIVISION; THENCE EAST ALONG THE SOUTHERLY LINE OF THE AMERICAN FLAG SUBDIVISION 701.53 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF THE RECORDED LAKE FLAT C ROAD, AND FOLLOWING SAID RIGHT-OF-WAY LINE THE NEXT FIVE COURSES:

1) SOUTH 19°01'35" EAST 177.29 FEET TO A POINT ON A 936-65 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 70°58'25" EAST 936.65 FEET OF WHICH THE CENTRAL ANGLE IS 15°08'53") THENCE 2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 247.64 FEET TO A POINT OF TANGENCY; THENCE 3) SOUTH 34°10'28" EAST 211.53 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 55°49'32" WEST 175.00 FEET OF WHICH THE CENTRAL ANGLE IS 44°07'46"); THENCE 4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 134.79 FEET TO A POINT OF TANGENCY; THENCE 5) SOUTH 9°57'18" WEST 70.95 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE RECORDED LAKE FLAT D ROAD, SAID POINT ALSO BEING ON A 140.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 80°02'42" WEST 140.00 FEET OF WHICH THE CENTRAL ANGLE IS 95°52'12"); AND FOLLOWING THE SAID LAKE FLAT D ROAD THE NEXT 12 COURSES: 1) SOUTHERLY ALONG THE ARC OF SAID CURVE 234.25 FEET TO A POINT OF TANGENCY; THENCE 2) NORTH 74°10'30" WEST 215.36 FEET TO A POINT ON A 2456.77 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 15°49'30" EAST 2456.77 FEET OF WHICH THE CENTRAL ANGLE IS 4°08'50") ; THENCE 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 177.83 FEET TO A POINT ON A 532'64 FOOT RADIUS REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 19°58'20" WEST 532.64 FEET OF WHICH THE

CENTRAL ANGLE IS 20°33'00"); THENCE 4) WESTERLY ALONG THE ARC OF SAID CURVE 191.04 FEET TO A POINT OF TANGENCY; THENCE 5) SOUTH 89°25'20" WEST 100.45 FEET TO A POINT ON A 467.41 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 0°34'40" EAST 467.41 FEET OF WHICH THE CENTRAL ANGLE IS 75°25'20"); THENCE 6) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 615.28 FEET TO A POINT OF TANGENCY; THENCE 7) SOUTH 14°00'00" WEST 603.75 FEET TO A POINT ON A 435.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 76°00'00" EAST 435.00 FEET OF WHICH THE CENTRAL ANGLE IS 47°00'00"); THENCE 8) SOUTHERLY ALONG THE ARC OF SAID CURVE 356.83 FEET TO A POINT OF TANGENCY; THENCE 9) SOUTH 33°00'00" EAST 494.50 FEET TO A POINT ON A 45.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 57°00'00" WEST 45.00 FEET OF WHICH THE CENTRAL ANGLE IS 127°30'40"); THENCE 10) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 100.15 FEET TO A POINT ON A 364.61 FOOT RADIUS REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 4°30'40" WEST 364.61 FEET OF WHICH THE CENTRAL ANGLE IS 26°29'06"); THENCE 11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 168.54 FEET TO A POINT ON A 428.78 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 21°53'53") THENCE 12) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 163.88 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY LINE OF THE MATTHEW LOT 364 MINING CLAIM; THENCE NORTH 15°05'00" EAST ALONG THE EASTERLY LINE OF SAID MATHEW MINING CLAIM 75.15 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 45°00'00" WEST 762.25 FEET TO A POINT ON THE EASTERLY LINE OF THE YAUP LOT 264 MINING CLAIM; THENCE NORTH 74°28'10" WEST 69.67 FEET, THENCE NORTH 15°31'50" EAST 219.26 FEET TO THE POINT OF BEGINNING.

**Tax Parcel No. PC-S-46-B-1**

**End of Exhibit A**