

Ent 379186 Bk 1056 Pg 635 - 637
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2012 May 25 12:19PM Fee: \$17.00 JP
For: Ray Quinney & Nebeker, P.C.
ELECTRONICALLY RECORDED

Recorded at the Request of

Larry G. Moore
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
P.O. Box 45385
Salt Lake City, Utah 84145-0385

Mail Tax Notice to:

Hobbit House LLC
79 South Main Street
Suite 200
Salt Lake City, Utah 84111

Space above for County Recorder's use

Parcel I.D. Nos. :
00-0013-3947/OWC-0295-1-026-034
00-0007-4919/OWC-0302-0-026-034
00-0017-6557/OMI-0538-0-026-034

WARRANTY DEED

SPENCER F. ECCLES, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to HOBBIT HOUSE LLC, a Utah limited liability company, Grantee, of Suite 200, 79 South Main Street, Salt Lake City, Utah 84111, for the sum of Ten and No/100 Dollars and other good and valuable consideration, the parcels of real property located in Wasatch County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein, together with all appurtenances, easements, rights of way and agreements benefitting said parcels of real property, together with all appurtenant water rights, water and water stock (including without limitation, all adjudicated or decreed claims and rights; certificates of appropriation; applications to appropriate; water users claims; diligence claims; change applications; exchange applications; easements for diversion, development, storage or conveyance of water; ditches and ditch rights; reservoirs and reservoir rights; and other interests in water).

WITNESS the hand of said Grantor, this 29th day of February, 2012

Spencer F. Eccles
Spencer F. Eccles

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

The foregoing instrument was acknowledged before me this 29th day of February, 2012, by Spencer F. Eccles.

Rita K. Bodily
Notary Public

1172104v1/LGM

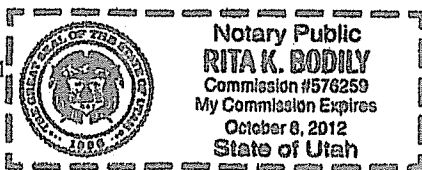


EXHIBIT A

Legal DescriptionPARCEL ONE:

A tract of land located in the Southeast Quarter of Section 26, the Southwest Quarter of Section 25, the Northeast Quarter of Section 35, and the Northwest Quarter of Section 36, all in Township 3 South, Range 4 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

BEGINNING at a point being on the north-south center section line North 00°02'18" West 372.24 feet from the South Quarter Corner of Section 26, Township 3 South, Range 4 East, Salt Lake Base and Meridian, said South Quarter Corner being North 00°21'08" West 53.56 feet from a Wasatch County reference monument located in the approximate center of River Road 55 feet more or less south of 600 North Road in Midway, Utah, and running thence North 00°02'18" West 287.76 feet; thence North 89°46'06" East 660.00 feet; thence North 00°02'18" West 396.39 feet; thence East 2456.84 feet to a point in the center of the Provo River; thence southerly along the center of the river the following courses: South 05°07'44" West 5.11 feet, South 34°10'46" East 172.21 feet, South 01°50'45" West 130.02 feet, South 10°37'48" West 157.26 feet, South 62°59'15" West 152.04 feet, South 29°30'28" West 188.44 feet, South 01°42'26" West 118.10 feet, South 39°02'51" East 80.16 feet, South 35°12'43" East 203.18 feet, South 04°28'15" East 160.69 feet, South 53°55'42" West 111.63 feet, South 64°04'20" West 126.68 feet, and South 45°57'10" West 56.93 feet to a point 17.3 rods south of the north line of the Northwest Quarter of Section 36, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence South 89°37'32" West 218.16 feet to a point on the west line of the said Northwest Quarter of Section 36; thence South 00°10'10" East 21.05 feet along said west line; thence North 58°19'10" West 126.70 feet; thence North 34°31'10" West 101.40 feet; thence North 10°16'10" West 94.00 feet; thence North 18°25'10" West 66.51 feet to the south line of the Southeast Quarter of said Section 26; thence South 89°46'06" West 61.85 feet along said south line to a point 16 rods west of the east line of the Southeast Quarter of said Section 26; thence North 00°10'10" West 421.74 feet along a line 16 rods west of and parallel with said east line to a point 25.56 rods north of the south line of said Southeast Quarter of said Section 26; thence South 89°46'06" West 2151.09 feet along a line 25.56 rods north of and parallel with said south line to a point 15 rods east of the west line of said Southeast Quarter; thence South 00°02'18" East 49.50 feet 15 rods east of and parallel with said west line; thence South 89°46'06" West 247.50 feet to the POINT OF BEGINNING.

PARCEL TWO:

BEGINNING at a point North 89°46'06" East 1366.56 feet along the section line from the South Quarter Corner of Section 26, Township 3 South, Range 4 East, Salt Lake Base and Meridian, said South Quarter Corner being North 00°21'08" West 53.56 feet from a Wasatch County reference monument located in the approximate center of River Road 55 feet more or less south of 600 North Road in Midway, Utah, and running thence North 89°46'06" East 1032.86 feet; thence North 00°10'10" West 421.74 feet; thence South 89°46'06" West 1032.86 feet; thence South 00°10'10" East 421.74 feet to the POINT OF BEGINNING. Contains 10.00 Acres.

TOGETHER WITH an easement 66 feet in width for the purpose of ingress and egress over the following described parcel:

BEGINNING at a point on the east right-of-way line of River Road North 89°46'06" East 33.00 feet from the South Quarter Corner of Section 26, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 89°46'06" East 1333.69 feet; thence North 00°10'10" West 66.00 feet; thence South 89°46'06" West 1333.54 feet to said east right-of-way line; thence South 00°02'18" East 66.00 feet to the POINT OF BEGINNING.

PARCEL THREE:

BEGINNING at a point having State ~~Plane~~ Coordinates X=2,010,646.10 and Y=797,817.06, said point being North 715.32 feet and West 26.65 feet from the South Quarter-Corner of Section 26, Township 3 South, Range 4 East, Salt Lake Base and Meridian (as established in 1976 by the Wasatch County Surveyor): thence North 0°18'48" West along a fence line 409.71 feet to a fence corner: thence South 89°54'34" East along a fence line 209.97 feet; thence South 89°25'23" East along a fence line 415.61 feet to a fence corner: thence South 0°21'50" East along a fence line 405.20 feet; thence West along a fence line 625.90 feet to the point of beginning.

LESS AND EXCEPTING FROM PARCEL ONE AND PARCEL TWO THE PORTION OF EITHER OR BOTH PARCELS PREVIOUSLY CONVEYED BY GRANTOR TO THE UNITED STATES OF AMERICA PURSUANT TO THE WARRANTY DEED EXECUTED BY GRANTOR ON MAY 20, 2008.

FILED IN
4TH DISTRICT
STATE OF
WASATCH COUNTY

2012 DEC 13 AM 8:00

CRAIG CARLILE (0571)
LARRY G. MOORE (2305)
GREGORY S. ROBERTS (9092)
RAY QUINNEY & NEBEKER P.C.
36 South State Street, Suite 1400
P.O. Box 45385
Salt Lake City, Utah 84145-0385
Telephone: (801) 532-1500

Ent 385837 Bk 1072 Pg 1 - 3
ELIZABETH M PALMIER, Recorder
WASATCH COUNTY CORPORATION
2013 Jan 10 04:51PM Fee: \$14.00 JP
For: Ray Quinney & Nebeker, P.C.
ELECTRONICALLY RECORDED

Attorneys for Plaintiff

Tax Serial No. ORH-0002

IN THE FOURTH JUDICIAL DISTRICT COURT
WASATCH COUNTY, STATE OF UTAH

HOBBIT HOUSE LLC, a Utah limited liability
company,

Plaintiff,

v.

J. KEITH MERRILL and HOME SAVINGS
BANK,

Defendants.

ORDER DETERMINING BOUNDARY
AND QUIETING TITLE, AND ORDER OF
DISMISSAL WITH PREJUDICE

Judge: Derek P. Pullan

Civil No. 120500076

BASED upon the "Stipulation As To Boundary Line And For Dismissal of Suit" entered into by the plaintiff Hobbit House, LLC ("Plaintiff"), by and through its counsel of record Larry G. Moore of Ray Quinney & Nebeker P.C., Salt Lake City, Utah, and the defendant J. Keith Merrill ("Merrill"), by and through his counsel of record Gregory L. Cropper of Jones Waldo, Park City, Utah (the other named defendant Home Savings Bank having not been served

with process, nor having appeared in this action), and good cause appearing, the Court does hereby order, adjudge and decree as follows:

1. Merrill, through his counsel of record, has by stipulation appeared in this action, and thereby waived formal service of process.

2. The northerly boundary of the real property owned by defendant Merrill (the "Merrill Property") is and shall be as set forth in the "Amended Plat" designated as "Ralph Hall Property Parcel 2 Amended" recorded on November 5, 2012 as Entry No. 383790 in Book 1067 at Pages 165-174 of the Official Records of the Wasatch County, Utah Recorder's office.

3. Title to the real property north of the northerly boundary of the Merrill Property as reflected in the Amended Plat, and referred to in the Amended Plat as "Parcel "A" Removed From Subdivision" is hereby quieted in the Plaintiff, and is more particularly described as:

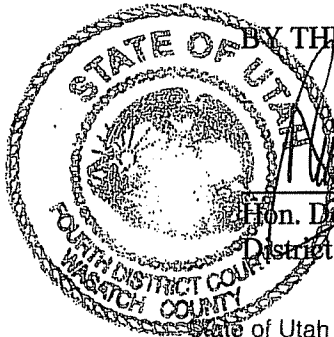
Boundary Description of Parcel 'A' which is removed from the Ralph Hall Property Subdivision:

Beginning at a northwestern property corner of Parcel 2 of the Ralph Hall Property Subdivision Parcel 2 amended, said point being N00°02'18"W 35.00 feet and N89°48'06"E 188.40 feet and N13°5'43"E 114.49 feet and N00°02'18"W 97.71 feet and N89°46'06"E 31.43 feet and N00°02'18"W 36.28 feet from a point in the right-of-way of River Road that is 128.74 feet N00°43'22"W from the north quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian; thence N00°02'18"W 13.22 feet to a property corner monument (brass cap in concrete) set by John Stahl, ROES 545). Thence N89°46'06"E 91.41 feet; thence S00°02'18"E 3.97 feet; thence S89°43'35"W 86.85 feet; thence S01°32'54"W 9.15 feet; thence S89°15'64"W 4.30 feet to the point of beginning.
Containing 0.009 acres

4. Without affecting the validity of the foregoing provisions of this Order as to the boundary line of, and title to the real property described in paragraph 3 above, the Court does

hereby order this suit dismissed with prejudice, the parties hereto having fully resolved their disputes by stipulation, each party to bear its own attorneys' fees and costs.

DATED this 17 day of December, 2012.



BY THE COURT:

Hon. Derek P. Pullan
District Judge

Approved as to form:

RAY QUINNEY & NEBEKER P.C.

State of Utah)
County of Wasatch)

I, the undersigned, clerk of the district court of Wasatch County, Utah, do hereby certify that the annexed and foregoing is a true and full copy of an original document on file in my office as such clerk.

Witness my hand and seal of said court this 31
day of December 2012

Lori Woffinden

By [Signature]
Deputy

[Signature]
Larry G. Moore
Attorney for Plaintiff
Hobbit House, LLC

JONES WALDO

[Signature]
Gregory L. Cropper
Attorney for Defendant J. Keith Merrill

<p>WHEN RECORDED RETURN TO: Hobbit House, LLC c/o 79 South Main Street, Suite 200 Salt Lake City, Utah 84111</p>	<p>Ent 396533 Bk 1095 Pg 1255 - 1255 ELIZABETH M PALMIER, Recorder WASATCH COUNTY CORPORATION 2013 Dec 02 02:31PM Fee: \$10.00 JP For: Ray Quinney & Nebeker, P.C. ELECTRONICALLY RECORDED</p> <p>Space above for County Recorder's use</p>
---	--

TAX SERIAL # 00-0020-4230


SPECIAL WARRANTY DEED

HERBERT EUGENE SCRUGGS ("Grantor") for Ten Dollars and other valuable consideration, conveys and warrants against all claiming by, through, or under him, but not otherwise to HOBBIT HOUSE, LLC, a Utah limited liability company ("Grantee") of 79 South Main Street, Suite 200, Salt Lake City, Utah 84111, all of Grantor's right, title and interest in and to that certain real property located in Midway City, Wasatch County, State of Utah, more particularly described as follows:

All of Parcel 2, RALPH HALL PROPERTY PARCEL #2 AMENDMENT #2, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder, together with and subject to appurtenances, rights of way, conditions and restrictions of record.

WITNESS the hand of said Grantor this 25th day of November, 2013.

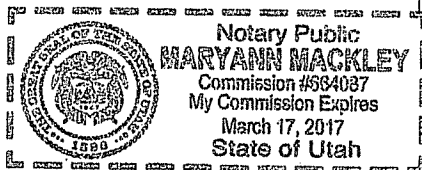
GRANTOR:

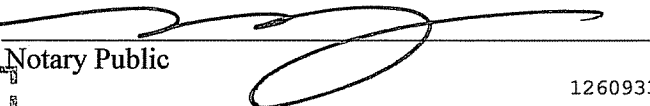

Herbert Eugene Scruggs

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

On the 25th day of November, 2013, personally appeared before me Herbert Eugene Scruggs, who acknowledged to me that he executed the foregoing instrument.

(SEAL)




Notary Public

1260933