

Recording Requested by:
First American Title Insurance Company
150 North Main Street, Suite 103A
Heber, UT 84032
(435)654-1414

AFTER RECORDING RETURN TO:
Valley Hills, LLC
380 E. Main St. Bldg B, 2nd Floor
Midway, UT 84049

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **380-5821867** (nh)
A.P.N.: **00-0020-8452**

Heber North Main Project LLC, a Utah limited liability company, Grantor, of Centerville, Utah County, State of UT, hereby CONVEY AND WARRANT to

Valley Hills, LLC, a Utah limited liability company, Grantee, of Midway, Wasatch County, State of UT, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in Wasatch County, State of Utah:

SEE ATTACHED EXHIBIT "A"

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this March 29, 2017

Heber North Main Project LLC, a Utah limited liability company

By: _____

Name: Aaron Robertson
Title: Managing Member

A.P.N.: 00-0020-8452

Warranty Deed - continued

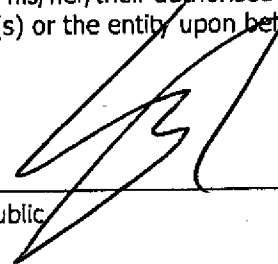
File No.: 380-5821867 (nh)

STATE OF Utah)
County of Davis)ss.

On March 29, 2017, before me, the undersigned Notary Public, personally appeared **Aaron Roberts, Managing Member for Heber North Main Project LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity, upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/7/18



Notary Public

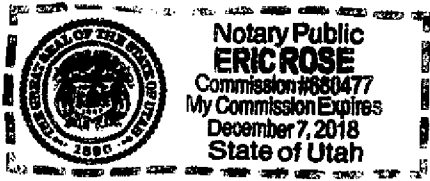


EXHIBIT "A "

Escrow No. **380-5821867 (nh)**
A.P.N.: **00-0020-8452**

THE FOLLOWING DESCRIBED PARCEL LIES IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT THAT LIES SOUTH 89°31'51" WEST 1229.54 FEET, ALONG THE SECTION LINE, AND SOUTH 1691.46 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING LOCATED ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 298810, IN THE OFFICIAL WASATCH COUNTY RECORDS, AND RUNNING THENCE SOUTH 267.17 FEET; THENCE WEST 334.85 FEET; THENCE SOUTH 00°00'17" EAST 43.40 FEET TO A POINT ON AN EXISTING FENCE LINE AND BOUNDARY LINE AGREEMENT RECORDED AS ENTRY 435517 AND 435518 IN THE OFFICIAL WASATCH COUNTY RECORDS; THENCE ALONG SAID FENCE LINE AND BOUNDARY LINE AGREEMENT, THE FOLLOWING 2 COURSES: 1) NORTH 88°35'42" WEST 187.25 FEET; 2) NORTH 89°02'11" WEST 270.00 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF US HIGHWAY 40; THENCE NORTH 16°27'22" EAST 322.10 FEET, ALONG SAID HIGHWAY RIGHT OF WAY, TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT, RECORDED AS ENTRY 298810, IN THE OFFICIAL WASATCH COUNTY RECORDS; THENCE SOUTH 89°23'19" EAST 700.80 FEET, ALONG SAID BOUNDARY LINE AGREEMENT, TO THE POINT OF BEGINNING.

Special Warranty Deed

MWE-VALLEY HILLS, LLC, a Utah limited liability company
As Grantor

hereby **CONVEYS AND WARRANTS**, against those claiming by, through or
under the Grantor to:

VALLEY HILLS, LLC, a Utah limited liability company,
Grantee,

380 East Main Street
Building B, 2nd Floor
Midway, UT 84049

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

SEE ATTACHED EXHIBIT "A"

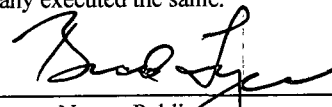
Grantor does covenant with the Grantee and its assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantee and its assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

WITNESS THE HAND OF SAID GRANTOR THIS 1 DAY OF FEBRUARY, 2016


MWE-VALLEY HILLS, LLC
By: David M. Nelson, Manager

STATE OF UTAH)
) §.
County of WASATCH)

On this 1 day of FEBRUARY, 2016, personally appeared before me David M. Nelson, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of MWE-Valley Hills, LLC, the company that executed the foregoing instrument and that said document was signed by David M. Nelson in behalf of said company by authority of its operating agreement, and said David M. Nelson acknowledged to me that said company executed the same.


Notary Public

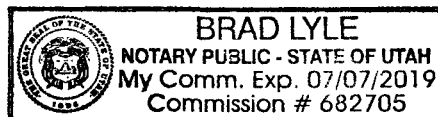


EXHIBIT "A"

BEGINNING AT A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF U S HIGHWAY 40 WHICH POINT IS NORTH 89°31'34" EAST ALONG THE SECTION LINE 967.135 FEET AND SOUTH 946.26 FEET FROM THE NORTH WEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 484.67 FEET, THENCE SOUTH 741.20 FEET TO A POINT IN A FENCE LINE; THENCE NORTH 89°23'36" WEST 701.02 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF U.S HIGHWAY 40, THENCE ALONG SAID RIGHT-OF-WAY AND ALONG A LINE 100 FOOT EAST AND PARALLEL TO A FENCE LINE NORTH 16°25'30" EAST ALONG SAID RIGHT-OF-WAY LINE 765.00 FEET TO THE POINT OF BEGINNING

ATLAS TITLE
FILE# 31889

Ent 436831 Bk 1187 Pg 1277-1277
Date: 10-APR-2017 12:15:24PM
Fee: \$10.00 Check Filed By: LA
PEGGY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: ATLAS TITLE INSURANCE HEBER

Corporate Warranty Deed

Grantor: Millstream Properties, LLC

hereby

CONVEY AND WARRANT

to:

Grantee: Valley Hills, LLC
of: 3865 S Wasatch Blvd., Salt Lake City, UT 84109

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of **UTAH** to wit:

Beginning at a point which is South 26.16 chains and North 89°12' West 200 feet and North 89°12' West 630.13 feet from the Northeast corner of the Northwest quarter of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence North 89°12' West 418.67 feet; thence South 264.18 feet; thence East 415.02 feet; thence North 00°48' East 258.36 feet to the point of beginning.

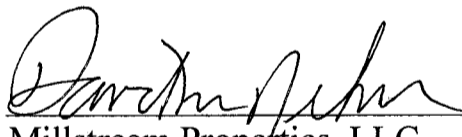
Tax ID No.: OHE-2086

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

WITNESS THE HAND OF SAID GRANTOR THIS 7 DAY OF APRIL, 2017

) 
) Millstream Properties, LLC
)
By: David M. Nelson, Managing Member
)

STATE OF UTAH)
) §.
County of WASATCH)

On this 7 day of April, 2017, personally appeared before me David M. Nelson, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Managing Member of Millstream Properties, LLC, the Corporation that executed the foregoing instrument and that said document was signed by him in behalf of said corporation by authority of its bylaws (or of a Resolution of its Board of Directors), and he acknowledged to me that said corporation executed the same.




Notary Public

ATLAS TITLE
FILE# 31884

Warranty Deed

Grantor: Annette A. Probst, Trustee of the Annette A. Probst Family Trust, u/a/d 4/10/01

hereby **CONVEY AND WARRANT** to:

Grantee: Valley Hills, LLC
of: 3865 S. Wasatch Blvd., Salt Lake City, UT 84109

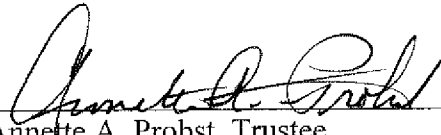
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

SEE ATTACHED LEGAL DESCRIPTION

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

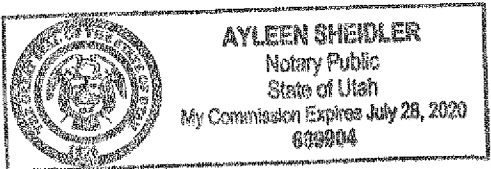
WITNESS THE HAND OF SAID GRANTOR THIS 8th DAY OF MARCH, 2017

) 
) Annette A. Probst, Trustee
)
)

State of UTAH)
County of WASATCH) ss

On the 8th DAY OF MARCH 2017, personally appeared before me, Annette A. Probst, Trustee of the Annette A. Probst Family Trust, u/a/d 4/10/01, the signer of the within instrument, who duly acknowledged to me that she executed the same.


NOTARY PUBLIC



Atlas Title 31884

Exhibit A

Legal Description

BEGINNING AT A POINT THAT LIES NORTH 89°31'49" EAST 1116.67 FEET ALONG THE SECTION LINE AND SOUTH 1955.90 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE EAST A DISTANCE OF 334.85 FEET ALONG AN EXISTING FENCE LINE; THENCE NORTH A DISTANCE OF 267.03 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE VALLEY HILLS, LLC PARCEL AS REFERENCED BY ENTRY 420664 ON FILE IN THE OFFICE OF THE WASATCH COUNTY RECORDER; THENCE ALONG SAID SOUTH BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 89°23'04" EAST A DISTANCE OF 760.94 FEET AND 2) SOUTH 89°11'49" EAST A DISTANCE OF 137.03 FEET; THENCE SOUTH 01°02'40" WEST A DISTANCE OF 323.22 TO A POINT ON A FENCE LINE BEING THE APPEARANT LINE OF OCCUPATION BETWEEN THE ANNETT A. PROBST TRUST AND DUKE FARMS, INC. PARCELS; THENCE ALONG SAID FENCE LINE THE FOLLOWING TWO COURSES: 1) NORTH 88°18'27" WEST A DISTANCE OF 248.64 FEET AND 2) NORTH 89°25'46" WEST A DISTANCE OF 369.87 FEET TO A FENCE POST MONUMENTING THE NORTHEAST CORNER OF THE WASATCH COUNTY SCHOOL DISTRICT PARCEL; THENCE ALONG A SAID SCHOOL DISTRICT FENCE LINE NORTH 88°54'00" WEST A DISTANCE OF 608.59 FEET; THENCE NORTH 00°00'17" WEST A DISTANCE OF 43.53 FEET TO THE POINT OF BEGINNING.

PART OF TAX ID NO.: OHE-2087

Less and accepting the following tracts of land:

BEGINNING AT A POINT THAT LIES NORTH 89°31'49" EAST 1116.67 FEET ALONG THE SECTION LINE AND SOUTH 1955.90 FEET AND SOUTH 00°00'17" EAST 36.67 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;

AND RUNNING THENCE SOUTH 89°12'00" EAST 1,227.21 FEET, THENCE SOUTH 01°02'40" WEST 12.44 FEET; THENCE NORTH 88°18'27" WEST 248.64 FEET; THENCE NORTH 89°25'46" WEST 369.87' FEET; THENCE NORTH 88°54'00" WEST 608.59 FEET; THENCE NORTH 00°00'17" WEST 6.86 FEET TO THE POINT OF BEGINNING.

Also less and accepting:

BEGINNING AT A POINT WHICH IS SOUTH 26.16 CHAINS AND NORTH 89°12' WEST 200 FEET AND NORTH 89°12' WEST 630.13 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°12' WEST 418.67 FEET; THENCE SOUTH 264.18 FEET; THENCE EAST 415.02 FEET; THENCE NORTH 00°48' EAST 258.36 FEET TO THE POINT OF BEGINNING.

TAX ID NO.: OHE-2086

Ent 420664 Bk 1150 Pg 479-481
Date: 02-FEB-2016 11:53:54AM
Fee: \$14.00 Check Filed By: MM
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VALLEY HILLS LLC

Special Warranty Deed

MWE-VALLEY HILLS, LLC a Utah limited liability company, KAREN E. BASSETT, Trustee of the RICHARD F. BASSETT FAMILY LIVING TRUST dated June 16, 1988, and KAREN E. BASSETT, Trustee of the KAREN E. BASSETT FAMILY LIVING TRUST dated June 16, 1988
As Grantor

hereby **CONVEY AND WARRANT, against those claiming by, through or under the Grantor** to:

VALLEY HILLS, LLC, a Utah limited liability company,
Grantee,

380 East Main Street
Building B, 2nd Floor
Midway, Utah 84049

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

SEE ATTACHED EXHIBIT "A"

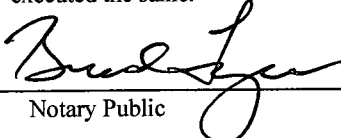
Grantor does covenant with the Grantees and their assigns that the above-described Real Estate is not subject to any encumbrances made by Grantor and that Grantor will warrant and defend the same to the said Grantees and their assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

WITNESS THE HAND OF SAID GRANTOR THIS 1 DAY OF February, 2016


MWE-VALLEY HILLS, LLC
By: David M. Nelson, Manager

STATE OF UTAH)
) §.
County of WASATCH)

On this 1 day of February, 2016, personally appeared before me David M. Nelson, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he is the Manager of MWE-Valley Hills, LLC, the company that executed the foregoing instrument and that said document was signed by David M. Nelson in behalf of said company by authority of its operating agreement, and said David M. Nelson acknowledged to me that said company executed the same.

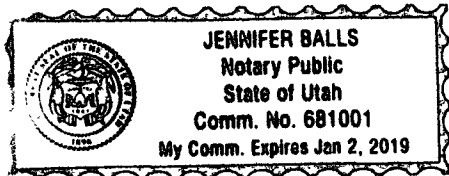

Notary Public



Karen E. Bassett, Trustee
By: KAREN E. BASSETT, Trustee of the
RICHARD F. BASSETT FAMILY LIVING TRUST

STATE OF UTAH)
) §.
County of WASATCH)

On this 30 day of JAN, 2016, KAREN E. BASSETT, Trustee of the RICHARD F. BASSETT FAMILY LIVING TRUST dated June 16, 1988, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that she signed the foregoing document as Trustee of the RICHARD F. BASSETT FAMILY LIVING TRUST voluntarily for its stated purpose.

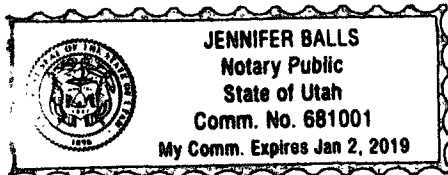


Jennifer Balls
Notary Public

Karen E. Bassett, Trustee
By: KAREN E. BASSETT, Trustee of the
KAREN E. BASSETT FAMILY LIVING TRUST

STATE OF UTAH)
) §.
County of WASATCH)

On this 30 day of JAN, 2016, KAREN E. BASSETT, Trustee of the KAREN E. BASSETT FAMILY LIVING TRUST dated June 16, 1988, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that she signed the foregoing document AS Trustee of the KAREN E. BASSETT FAMILY LIVING TRUST voluntarily for its stated purpose.



Jennifer Balls
Notary Public

EXHIBIT "A"

BEGINNING AT A POINT THAT LIES SOUTH 7.08 FEET AND WEST 2227.63' AND SOUTH 01°20'03" WEST 1162.23 FEET FROM FOUND MONUMENT REPRESENTING THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS FOR FOLLOWING LEGAL DESCRIPTION WAS ESTABLISHED AS SOUTH 89° 44'40" WEST BETWEEN THE FOUND NORTH ONE QUARTER AND NORTHEAST CORNER OF SAID SECTION)

THENCE SOUTH 01°20'03" WEST A DISTANCE OF 72.02 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 139.73 FEET;
THENCE SOUTH 01°51'26" WEST A DISTANCE OF 489.95 FEET;
THENCE NORTH 89°30'31" WEST A DISTANCE OF 132.12 FEET;
THENCE NORTH 89°12'21" WEST A DISTANCE OF 574.60 FEET;
THENCE NORTH 89°23'36" WEST A DISTANCE OF 760.86 FEET;
THENCE NORTH A DISTANCE OF 741.20 FEET;
THENCE WEST A DISTANCE OF 484.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR US HIGHWAY 40. THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 COURSES;

- 1) NORTH 16°25'30" EAST A DISTANCE OF 11.22 FEET;
- 2) NORTH 12°21'33" EAST A DISTANCE OF 340.07 FEET;
- 3) NORTH 10°18'39" EAST A DISTANCE OF 188.51 FEET;

THENCE SOUTH 78°34'56" EAST A DISTANCE OF 579.26 FEET TO A POINT ON A LINE OFFSET 20 FEET FROM A WETLAND DELINIATION LINE. THENCE ALONG SAID LINE THE FOLLOWING 13 COURSES;

- 1) SOUTH 52°56'48" EAST A DISTANCE OF 135.81 FEET;
- 2) SOUTH 47°44'19" EAST A DISTANCE OF 375.25 FEET;
- 3) NORTH 86°53'04" EAST A DISTANCE OF 69.60 FEET;
- 4) SOUTH 62°03'50" EAST A DISTANCE OF 95.03 FEET;
- 5) SOUTH 36°47'19" EAST A DISTANCE OF 47.69 FEET;
- 6) SOUTH 44°04'33" EAST A DISTANCE OF 6.16 FEET;
- 7) SOUTH 52°52'53" EAST A DISTANCE OF 83.04 FEET;
- 8) NORTH 88°08'54" EAST A DISTANCE OF 43.27 FEET;
- 9) SOUTH 45°56'52" EAST A DISTANCE OF 161.29 FEET;
- 10) SOUTH 82°58'40" EAST A DISTANCE OF 39.10 FEET;
- 11) SOUTH 63°34'43" EAST A DISTANCE OF 149.28 FEET;
- 12) NORTH 59°19'00" EAST A DISTANCE OF 44.11 FEET;
- 13) NORTH 68°55'21" EAST A DISTANCE OF 46.43 FEET;

THENCE EAST A DISTANCE OF 380.41 FEET TO THE POINT OF BEGINNING,

PARCEL CONTAINS AN AREA OF 1,407,329.06 SQUARE FEET, 32.308 ACRES

Ent 420666 Bk 1150 Pg 485-486
Date: 02-FEB-2016 12:02:04PM
Fee: \$12.00 Check Filed By: MM
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VALLEY HILLS LLC

QUIT-CLAIM DEED

Grantor: KAREN E. BASSETT
Of: 875 North 550 East
Heber City, Utah 84032

Hereby QUIT-CLAIMS to:

VALLEY HILLS, LLC, a Utah limited liability company

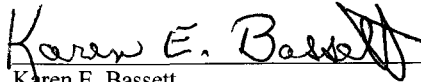
Grantee:
Of: 380 East Main Street
Building B, 2nd Floor
Midway, Utah 84049

*FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION*

The following described tract of land in Wasatch County, State of UTAH:

SEE ATTACHED EXHIBIT "A"

WITNESS THE HAND OF SAID GRANTOR THIS 30 DAY OF JAN, 2016.



Karen E. Bassett

State of Utah)
County of Wasatch)

On the 30 day of January 2016, personally appeared before me, KAREN E. BASSETT the signer of the within instrument, who duly acknowledged to me that she executed the same.



NOTARY PUBLIC

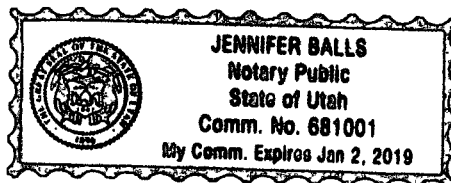


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BEGINNING AT A POINT THAT LIES SOUTH 7.08 FEET AND WEST 2227.63' AND SOUTH 01°20'03" WEST 1162.23 FEET FROM FOUND MONUMENT REPRESENTING THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; (BASIS OF BEARINGS FOR FOLLOWING LEGAL DESCRIPTION WAS ESTABLISHED AS SOUTH 89° 44'40" WEST BETWEEN THE FOUND NORTH ONE QUARTER AND NORTHEAST CORNER OF SAID SECTION)

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THENCE NORTH 90°00'00" WEST A DISTANCE OF 139.73 FEET;
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THENCE NORTH 89°23'36" WEST A DISTANCE OF 760.86 FEET;
THENCE NORTH A DISTANCE OF 741.20 FEET;
THENCE WEST A DISTANCE OF 484.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR US HIGHWAY 40. THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 3 COURSES;

- 1) NORTH 16°25'30" EAST A DISTANCE OF 11.22 FEET;
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THENCE SOUTH 78°34'56" EAST A DISTANCE OF 579.26 FEET TO A POINT ON A LINE OFFSET 20 FEET FROM A WETLAND DELINIATION LINE. THENCE ALONG SAID LINE THE FOLLOWING 13 COURSES;

- 1) SOUTH 52°56'48" EAST A DISTANCE OF 135.81 FEET;
- 2) SOUTH 47°44'19" EAST A DISTANCE OF 375.25 FEET;
- 3) NORTH 86°53'04" EAST A DISTANCE OF 69.60 FEET;
- 4) SOUTH 62°03'50" EAST A DISTANCE OF 95.03 FEET;
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- 6) SOUTH 44°04'33" EAST A DISTANCE OF 6.16 FEET;
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THENCE EAST A DISTANCE OF 380.41 FEET TO THE POINT OF BEGINNING,

PARCEL CONTAINS AN AREA OF 1,407,329.06 SQUARE FEET, 32.308 ACRES

Warranty Deed

Grantor: Annette A. Probst, Trustee of the Annette A. Probst Family Trust, u/a/d 4/10/01

hereby **CONVEY AND WARRANT** to:

Grantee: Valley Hills, LLC
of: 3865 S. Wasatch Blvd., Salt Lake City, UT 84109

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within WASATCH County, State of UTAH to wit:

BEGINNING AT A POINT THAT LIES N89°31'49"E 1,116.67 FEET AND SOUTH 1,992.57 FEET FROM THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE S89°12'00"E 1,227.21 FEET; THENCE S01°02'40"W 12.44 FEET TO A POINT ON A FENCELINE, THENCE ALONG SAID FENCE LINE THE FOLLOWING 3 COURSES; 1) N88°18'27"W 248.64 FEET; 2) N89°25'46"W 369.87 FEET; 3) N88° 54'00"W 608.59 FEET; THENCE N00°00'17"W 6.86 FEET TO THE POINT OF BEGINNING.

Part of Tax id no. OHE-1203

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 27th DAY OF MARCH, 2019.

) Annette A. Probst Tee
) Annette A. Probst, Trustee
)
)

State of UTAH)
County of WASATCH) ss

On the 27th DAY OF MARCH, 2019, personally appeared before me, Annette A. Probst, Trustee of the Annette A. Probst Family Trust, u/a/d 4/10/01, the signer of the within instrument, who duly acknowledged to me that she executed the same.

Michael H. Brown
NOTARY PUBLIC

