

MNT: 37560

ENT 8095:2014 PG 1 of 5  
Jeffery Smith  
Utah County Recorder  
2014 Feb 05 01:30 PM FEE 25.00 BY EO  
RECORDED FOR Metro National Title  
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:  
Stillman Road 1, LLC  
c/o Elizabeth Hanson  
721 Charleston Circle  
Palm Beach Gardens, Florida 33410  
mnt: 37560

**SPECIAL WARRANTY DEED**

**HOLLOW ACRES, a Utah limited partnership** organized in the State of Utah on December 21, 1998, State Entity Number 2117032-0180  
(Grantor) of Cache County, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by through or under it to:

**STILLMAN ROAD 1, LLC, a Utah limited liability company**  
(Grantee) of Palm Beach County, State of Florida for the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

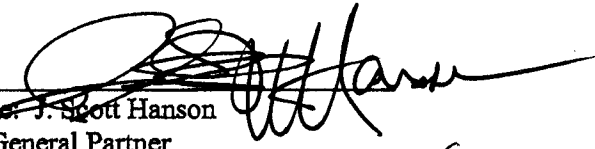
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"  
AND BY THIS REFERENCE IS MADE A PART HEREOF

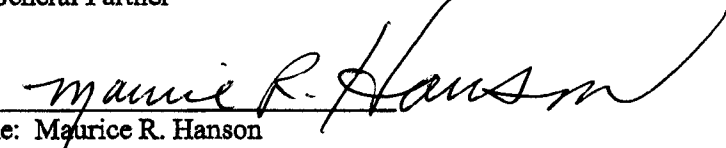
TOGETHER WITH all its right, title and interest in the water rights appurtenant to the lands described in the attached Exhibit "A" in Utah County, Utah

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and all real property taxes and assessments

WITNESS the hand of said Grantors this 31 day of January 2014.

HOLLOW ACRES, a  
Utah limited Partnership

By:   
Name: J. Scott Hanson  
Its: General Partner

By:   
Name: Maurice R. Hanson  
Its: General Partner

STATE OF VIRGINIA )  
 ) ss:  
COUNTY OF FAIRFAX )

On the 28<sup>TH</sup> day of JANUARY 2014, personally appeared before me J. SCOTT HANSON, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as a General Partner of Hollow Acres, a Utah limited partnership and who further acknowledged that said limited partnership executed the same.



Larry Grant Burnett  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7041942  
My Commission Expires  
November 30, 2014

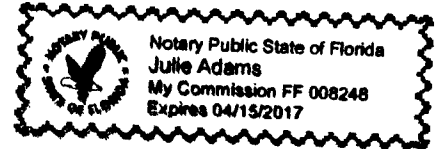
*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
COMMISSION EXPIRES 11.30.14

STATE OF Florida )  
 ) ss:  
COUNTY OF Palm Beach )

On the 25 day of January 2013, personally appeared before me MAURICE R. HANSON, a signer of the foregoing instrument, who duly acknowledged to me that he executed the same in his capacity as a General Partner of Hollow Acres, a Utah limited partnership and who further acknowledged that said limited partnership executed the same.

FLDL-H525556400900 exp.  
03/10/2020

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT "A"

Parcel 5: (26-056-0016, 27-005-0001, 27-006-0002, 27-006-0004)

Commencing at the Southwest corner of the Southeast quarter of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 1080.75 feet; thence North 335 feet; thence North 80°54' West 423 feet; thence South 84°27' West 494 feet; thence South 68°57' West 195 feet; thence South 55°57' West 862 feet; thence South 59°22' West 615 feet; thence North 4°30' West 225 feet; thence South 56°20' West 960 feet; thence South 11°50' East 400 feet; thence South 28° East 1279.7 feet; thence East 660 feet; thence South 18° East 330 feet; thence South 43°30' West 301 feet; thence North 87°15' East 275 feet; thence North 46°44' East 756 feet; thence South 87° West 330 feet; thence North 23°15' East 30 feet; thence North 49°30' East 412 feet; thence North 2064.2 feet to the point of beginning.

Less and excepting therefrom that portion of said land lying within the bounds of (Parcel 4 (26-059-0023), shown above) described as follows to-wit:

Commencing 680.75 feet East of the South quarter corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 297 feet; thence North 89°05' East 400 feet; thence South 297 feet; thence West 400 feet, more or less to the point of beginning.

Also less and excepting therefrom that portion of said land lying within the bounds of the following land(s) conveyed to Fern R. Hanson Family Partnership, a Utah limited partnership, grantee, as shown in that certain Warranty Deed recorded March 30, 1987, as Entry No. 11760, in Book 2398, at Page 788, of Official Records, described as follows to-wit:

(3) Commencing on the Easterly right-of-way line of the Denver & Rio Grande Western Railway Company at a point which is 80 rods North and 105.30 rods, more or less, West from the Southeast corner of the Southwest quarter of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence East 5.13 chains; thence South 40 rods; thence East 84.84 rods, more or less, to the East line of the Southwest quarter of said Section 9; thence South 10 chains, more or less, to the South quarter corner of said Section 9; thence West 33.62 chains, more or less, along the South line of said Section to the Easterly right-of-way line of the Denver & Rio Grande Western Railway Company; thence Northeasterly along the East line of said Denver & Rio Grande Western Railway Company Right-of-Way 21.26 chains, more or less, to the point of beginning.

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(5) Commencing at a point 280 feet North of the Southwest corner of the Southeast quarter of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 380 feet; thence East 35.35 rods; thence North 45° East 17.88 rods; thence North 27.35 rods; thence West 47 rods; thence North 892 feet; thence East 263.5 feet; thence North 428 feet, more or less, to the North line of the Southeast quarter of said Section 9; thence East 112.4 feet; thence South 53°53' East 559.95 feet; thence South 72°51' East 468.55 feet; thence South 59.8 feet; thence East 352 feet; thence South 00°58' West 792.11 feet; thence East 2.5 feet; thence South 16 rods; thence East 1.90 chains; thence South 10°51' East 3.609 chains; thence South 51° West 363 feet, more or less, to a point which is four rods South of the East-West center line of the South half of the Southeast quarter of said Section 9; thence West 305.5 feet; thence Southwesterly 346.5 feet, more or less, to a point which is 1080.75 feet East and 297 feet North of the Southwest corner of the Southeast quarter of said Section 9; thence West 55' South 1080.96 feet, more or less, to the point of beginning.

Parcel 6: (27-006-0006)

All of that part of Lot 22, lying East of Railroad and in Northwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

Parcel 7: (27-006-0007)

Commencing 1578.6 feet, more or less, South to the Northwest corner of Lot 11 and 17.5 feet East from the North quarter corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 1°21' East 225.94 feet; thence South 10°17' East 115.9 feet; thence South 11°18' East 107.97 feet; thence South 14°35' East 79.3 feet; thence South 21°52' East 84.65 feet, to the railroad right of way; thence Southwesterly along said right of way 210 feet; thence South 85°15' West 260 feet; thence Northeasterly 440 feet, more or less to quarter Section line; thence North along said line 450 feet, more or less; thence East 17.5 feet to the point of beginning.

Parcel 8: (27-005-0009)

Commencing 22 chains East of the Northwest corner of the Southwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 7.50 chains; thence South 43 1/2° West 7 chains; thence North 28° West 5.80 chains to beginning.

Parcel 9: A portion of (26-056-0016)

Beginning at the South quarter corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 0°31'53" West 317.67 feet along the quarter Section line to a line 4 feet perpendicularly distant South from the centerline of an existing concrete ditch; thence along said line the following five (5) courses to wit: (1) South 62°44'14" West 2.29 feet, (2) South 50°48'43" West 80.34 feet, (3) South 49°33'48" West 165.62 feet, (4) South 50°57'54" West 102.95 feet, (5) South 53°26'49" West 157.31 feet to the South line of said Section 9; thence North 89°59'07" East 399.64 feet along the Section line to the point of beginning.

The combined legal description for the foregoing parcels 5, 6, 7, 8, and 9 is described by (Hollow Acres

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**Boundary Description):**

Beginning at the North quarter corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North  $89^{\circ}40'33''$  East 680.75 feet along the Section line; thence North  $0^{\circ}19'27''$  West 297.00 feet; thence South  $89^{\circ}40'33''$  West 681.82 feet; thence North  $0^{\circ}31'53''$  West 20.67 feet along the quarter Section line to a Line 4 feet perpendicularly distant South from the centerline of an existing ditch; thence along said line the following five (5) courses to wit: (1) South  $62^{\circ}44'14''$  West 2.29 feet; (2) South  $50^{\circ}48'43''$  West 80.34 feet; (3) South  $49^{\circ}33'48''$  West 165.62 feet; (4) South  $50^{\circ}57'54''$  West 102.95 feet; (5) South  $53^{\circ}26'49''$  West 157.31 feet to the South line of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South  $89^{\circ}59'07''$  West 18.52 feet along the Section line; thence South  $55^{\circ}57'00''$  West 351.81 feet; thence South  $59^{\circ}22'00''$  West 615.00 feet; thence North  $4^{\circ}30'00''$  West 225.00 feet; thence South  $56^{\circ}20'00''$  West 978.42 feet to the Railroad Right-of-Way; thence along said Right-of-Way Southeasterly 346.05 feet along the arc of a 2221.41 foot radius curve to the left through a central angle of  $8^{\circ}55'32''$ , the Chord of said curve bears South  $23^{\circ}41'41''$  East 345.41 feet; thence continuing along said Right-of-Way South  $28^{\circ}09'27''$  East 2090.56 feet; thence North  $43^{\circ}30'00''$  East 182.24 feet; thence North  $87^{\circ}15'00''$  East 275.00 feet; thence North  $46^{\circ}44'00''$  East 756.00 feet; thence South  $87^{\circ}00'00''$  West 56.20 feet; thence North  $45^{\circ}00'00''$  East 221.56 feet to an existing fence; thence North  $20^{\circ}11'46''$  West 83.15 feet along said fence; thence continuing along said fence Northwesterly 332.40 feet along the arc of 2023.54 foot radius curve to the right through a central angle of  $9^{\circ}24'42''$  the Chord of said curve bears North  $10^{\circ}42'44''$  West 332.02 feet; thence North  $1^{\circ}30'40''$  West 190.43 feet along an existing fence to the Southwest corner of South Hollow Estates Plat "A"; thence North  $0^{\circ}03'42''$  West 1378.40 feet along the West line of said Subdivision; thence South  $89^{\circ}40'33''$  West 8.73 feet to the quarter Section line; thence North  $0^{\circ}02'54''$  West 198.00 feet along the quarter Section line to the point of the beginning.