

WHEN RECORDED MAIL TO
(TAX MAILING ADDRESS):

Grantee
2265 East Murray Holladay Road
Holladay, UT 84117

QUIT-CLAIM DEED

Sugarplum Homes, L.C., a Utah limited liability company, as to an undivided 38.75942% interest and JJR Ventures, Ltd., a Utah limited partnership, as to an undivided 25% interest and Plumb Holdings, LLC, a Utah limited liability company, as to an undivided 30.62029% interest and Nathan A. Brackbank, as to an undivided 5.62029%, GRANTORS, do hereby QUIT CLAIM to

Deer Waters, LLC, a Utah limited liability company,

GRANTEE, of Salt Lake County, State of UT, for ten dollars and other valuable consideration, the following described tract of land in Wasatch County, State of UT:

See attached exhibit "A"

Parcel No. 00-0012-1140, 00-0021-2486, 00-0021-3712, 00-0021-3713, 00-0021-3714, 00-0021-3715, 00-0021-3716, 00-0021-3717, 00-0021-3718, 00-0021-3719, 00-0021-3720, 00-0021-3721, 00-0021-3722, 00-0021-3723, 00-0021-3724, 00-0021-3725, 00-0021-3726, 00-0021-3727, 00-0021-3728, 00-0021-3729, 00-0021-3730, 00-0021-3731, 00-0021-3732, 00-0021-3733, 00-0021-3734, 00-0021-3735, 00-0021-3736, 00-0021-3737, 00-0021-3738, 00-0021-3739, 00-0021-3740, 00-0021-3741, 00-0021-3742, 00-0021-3743, 00-0021-3744, 00-0021-3745, 00-0021-3746, 00-0021-3747, 00-0021-3748, 00-0021-3749, 00-0021-3750, 00-0021-3751

Grantors convey to Grantee hereunder all title to said property which they may acquire after the date of this deed under the doctrine of "after-acquired title".

Dated this 9 day of April, 2019.

Sugarplum Homes, L.C., a Utah limited liability company

Nathan A. Brockbank Manager
Nathan A. Brockbank, Manager

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

The foregoing instrument was acknowledged before me on the 9 day of April, 2019, by Nathan A. Brockbank, Manager of Sugarplum Homes, L.C., a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

Rebecca T. Tolman
Notary Public



JJR Ventures, Ltd., a Utah limited partnership

Joshua J. Romney
Joshua J. Romney, General Partner

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

The foregoing instrument was acknowledged before me on the 9 day of April, 2019, by Joshua J. Romney, General Partner of JJR Ventures, Ltd., a Utah limited partnership, who duly acknowledged that the foregoing was executed by authority.

Rebecca T. Tolman
Notary Public



Plumb Holdings, LLC, a Utah limited liability company

Walter J. Plumb III
Walter J. Plumb III, Manager

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

The foregoing instrument was acknowledged before me on the 9 day of April, 2019, by Walter J. Plumb III, Manager of Plumb Holdings, LLC, a Utah limited liability company, who duly acknowledged that the foregoing was executed by authority.

Rebecca T. Tolman
Notary Public



Nathan A. Brockbank

Nathan A. Brockbank

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

The foregoing instrument was acknowledged before me on the 9 day of April, 2019, by Nathan A. Brockbank.

Rebecca T. Tolman
Notary Public



Exhibit "A"**Parcel 1**

A parcel of land located in the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West along the section line 2888.605 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence South 00°05'38" West 879.02 feet; thence South 89°28'38" West 1110.39 feet; thence North 00°15'12" East 880.56 feet to the section line; thence North 89°33'19" East along said section line 1107.92 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion thereof located within the bounds of the following described property, as deeded to the United States of America in that certain Warranty Deed recorded December 22, 1987 as Entry No. 144471 in Book 196 at Page 533 of official records:

A parcel of land for an expressway known as Project No. MF-61, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning in the North line of said Section 17 at a point 150 feet radially distant Northeasterly from the centerline of said project, which point is approximately 802.33 feet South 89°33'11" West (highway bearing) from the North quarter corner of said Section 17; thence Southeasterly 682.95 feet, more or less, along the arc of a 7489.437 foot radius curve to the left, to a point opposite Engineer Station 231+00.4 (Note: tangent to said curve at its point of beginning bears South 46°46'31" East); thence South 52°00'00" East 70.26 feet, more or less, to the East boundary line of said entire tract; thence South 00°30'42" West (highway bearing) 352.88 feet, more or less, along said East line to a point 130.0 feet perpendicularly distant Southwesterly from said centerline; thence North 52°00'00" West 285.02 feet, more or less, to a point opposite of said Engineer Station 231+00.47; thence North 51°14'33" West 203.89 feet; thence North 49°22'27" West 305.09 feet; thence North 52°35'46" West 551.52 feet, more or less to said North line; thence North 89°33'11" East (highway bearing) 482.78 feet along said North line to the point of beginning.

ALSO, LESS AND EXCEPTING THEREFROM any and all portions lying within the legal bounds of Deer Waters Resort, Phase 1, according to the official plat thereof as recorded in the office of the Wasatch County Recorder.

Parcel 2

All of lots 1 through 40 of Deer Waters Resort, Phase 1, according to the official plat thereof as recorded in the office of the Wasatch County Recorder. Together with an undivided interest in all common areas.