

Ent 462682 Bk 1249 Pg 1487 - 1492
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2019 Apr 19 02:52PM Fee: \$23.00 TC
For: Meridian Title Company
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

Holmes Western Deer Springs LLC
Attn: Nathan Brockbank
2265 East Murray Holladay Road
Holladay, Utah 84117
MTC # 2167161

Parcel Nos.: 00-0021-3161; 00-0021-3162;
00-0021-3163; 00-0021-3164

WARRANTY DEED

WESTERN STATES VENTURES, LLC, a Utah limited liability company, whose principal office is located at 2265 East Murray Holladay Road, Holladay, Utah 84117, Grantor, hereby conveys and warrants to **HOLMES WESTERN DEER SPRINGS LLC**, a Utah limited liability company, having the address first stated above, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Wasatch County, Utah, to wit:

See attached Exhibit A (the "Property")

SUBJECT TO current taxes and assessments and easements, restrictions, rights of way appearing of record or enforceable in law and equity, including, without limitation, the matters identified and listed on the attached Exhibit B (the "Permitted Exceptions").

WITNESS the hand of said Grantor this 18 day of April 2019.

GRANTOR:

WESTERN STATES VENTURES, LLC,
a Utah limited liability company

Nathan Brockbank
Nathan Brockbank, Manager

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

The foregoing Warranty Deed was acknowledged before me this 18 day of April, 2019, by Nathan Brockbank, Manager of **WESTERN STATES VENTURES, LLC**, a Utah limited liability company.

Rebecca T. Tolman
Notary Public
Residing at: SALT LAKE CITY

My commission expires: 2/2/2020

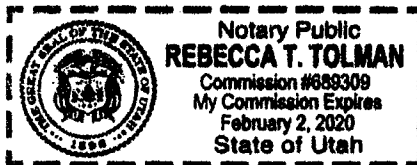


EXHIBIT A
Legal Description of the Property

The following real property located in Wasatch County, State of Utah, described as:

Parcel 1: [00-0021-3162 & 00-0021-3164]

A parcel of land lying and situate in the North Half of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the remaining 8.98 acres of Wasatch County Tax Parcels 00-0021-3162 and 00-0021-3164, described in that certain Warranty Deed recorded as Entry 453230, in Book 1226, at Pages 1230 - 1232 of the Wasatch County Records. Excepting therefrom those portions lying in the legal bounds of the Jordanelle Parkway Right of Way Dedication, Entry 447875, Book 1213, Page 1519 of Wasatch County Records. Basis of bearing for subject parcel being South 89°04'46" West 2641.14 feet measured with the north line of the Northeast Quarter of said Section 7.

Subject parcel being more particularly described as follows:

Commencing at the North Quarter Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South 89°05'03" West 248.07 feet coincident with the north line of the Northwest Quarter of said Section 7 to a point on the westerly Right of Way line of Jordanelle Parkway (Dedication Plat, Recorded January 30, 2018 as Entry 447875 of the Wasatch County Records) and the True Point of Beginning; thence the following five (5) courses coincident with said right of way 1) Southeasterly 331.80 feet along the arc of a 1080.37 foot radius curve to the left (center bears North 55°35'52" East) through a central angle of 17°35'48" to a point of reverse curvature; 2) Southerly 376.16 feet along the arc of a 462.50 foot radius curve to the right (center bears South 38°00'04" West) through a central angle of 46°35'59" to a point of compound curvature; 3) Southerly 89.63 feet along the arc of a 666.78 foot radius curve to the right (center bears South 84°36'03" West) through a central angle of 07°42'07" to a point of tangency; 4) South 02°18'10" West 427.16 feet to a point of curvature; 5) Southerly 43.39 feet along the arc of a 1005.37 foot radius curve to the left (center bears South 87°41'50" East) through a central angle of 02°28'22"; thence departing said right of way South 89°53'38" West 83.72 feet; thence North 28°16'22" West 135.68 feet; Thence North 26°20'22" West 1114.00 feet; thence North 04°23'00" East 503.14 feet to a point on the westerly right of way of Jordanelle Parkway recorded January 30, 2018 as Entry #447875, in Book 1213 at Pages 1519 through 1598 of the Wasatch County Records; thence the following three (3) courses coincident with said right of way 1) Southerly 10.06 feet along the arc of a 594.78 foot radius curve to the right (center bears South 69°01'38" West) through a central angle of 00°58'10"; 2) South 20°00'11" East 263.39 feet; 3) Southerly 271.51 feet along the arc of a 1080.37 foot radius curve to the left (center bears North 69°59'49" East) through a central angle of 14°23'57" to the point of beginning.

Parcel 2: [00-0021-3161 & 00-0021-3163]

A parcel of land lying and situate in Section 7, and the South Half of Section 6, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising the following two (2) Wasatch County Tax Parcels 1) 00-0021-3161 and 2) 00-0021-3163, described in that certain Warranty Deed recorded as Entry 453693, in book 1227, at pages 1627 - 1633 of the Wasatch County records. Excepting therefrom that particular parcel of land described in that certain Warranty Deed recorded as Entry 454822, in book 1230 at pages 1206 - 1208 of said county records. Basis of bearing for subject parcel being South 89°04'46" West 2641.14 feet measured with the north line of the Northeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the Northeast Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South $89^{\circ}04'46''$ West 2094.25 feet to a point on the southwesterly Right of Way line of SR 248 and the True Point of Beginning:

Thence the following three (3) courses coincident with said right of way 1) South $48^{\circ}59'43''$ East 465.48 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) South $65^{\circ}52'29''$ East 259.50 feet to a point of curvature to a number 5 rebar and aluminum cap stamped "PLS 356548"; 3) Southerly 1636.16 feet along the arc of a 3709.72 foot radius curve to the right (center bears South $48^{\circ}39'09''$ West) through a central angle of $25^{\circ}16'13''$ to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence continuing along said curve and the old right of way line of U.S Highway 189, Highway 40, Southerly 704.10 feet along the arc of said 3709.72 foot radius curve to the right (center bears South $73^{\circ}55'23''$ West) through a central angle of $10^{\circ}52'29''$; Thence departing said old right of way, South $26^{\circ}22'31''$ West 276.72 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North $88^{\circ}03'26''$ West 367.00 feet along an ancient fence line and Agreement line recorded as Entry 186252 of the Wasatch county Records to a number 5 rebar and cap stamped "McNeil"; Thence the following eight (8) courses coincident with the perimeter of that particular parcel of land described in that certain Warranty Deed recorded as Entry #220324 of the Wasatch County Records and depicted upon that certain Record of Survey performed by McNeil Engineering, filed with the Wasatch County Surveyor as Survey #1237, 1) North $11^{\circ}18'22''$ East 459.43; 2) North $81^{\circ}59'52''$ West 8.62 feet; 3) North $78^{\circ}32'09''$ West 38.85 feet; 4) North $89^{\circ}38'58''$ West 53.64 feet; 5) North $81^{\circ}33'13''$ West 326.73 feet; 6) North $83^{\circ}24'39''$ West 154.75 feet; 7) North $85^{\circ}09'53''$ West 155.77 feet to a number 5 rebar and cap stamped "McNeil"; 8) South $00^{\circ}34'00''$ West 516.71 feet to a point on the aforesaid Agreement Line and a number rebar and cap stamped "McNeil"; Thence North $88^{\circ}02'03''$ West 850.24 feet coincident with said agreement line and the prolongation thereof to a point on the easterly right of way line of Jordanelle Parkway and the prolongation thereof to a point on the "PLS 356548"; Thence the following Eight (8) courses coincident with said east right of way line, 1) North $62^{\circ}53'59''$ East 171.88 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) Northerly 973.14 feet along the arc of a 598.68 foot radius to the left (center bears North $27^{\circ}06'01''$ West) through a central angle of $93^{\circ}07'52''$ to a point of tangency to a number 5 rebar and aluminum cap stamped "PLS 356548"; 3) North $30^{\circ}13'53''$ West 228.80 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 4) Northerly 528.29 feet along the arc of a 930.37 foot radius curve to the right (center bears North $59^{\circ}46'07''$ East) through a central angle of $32^{\circ}32'03''$ to a point of tangency and a number 5 rebar and aluminum cap stamped "PLS 356548"; 5) North $02^{\circ}18'10''$ East 427.16 feet to a point of curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 6) Northerly 99.71 feet along the arc of a 741.78 foot radius curve to the left (center bears North $87^{\circ}41'50''$ West) through a central angle of $07^{\circ}42'07''$ to a point to a point of compound curvature and a number 5 rebar and aluminum cap stamped "PLS 356548"; 7) Northwesterly 437.16 feet along the arc of a 537.50 foot radius curve to the left (center bears South $84^{\circ}36'03''$ West) through a central angle of $46^{\circ}35'59''$ to a point on the arc of a non-tangent curve; 8) Northerly 438.88 feet along the arc of a 1005.37 foot radius curve to the right (center bears North $38^{\circ}00'07''$ East) through a central angel of $25^{\circ}00'42''$ to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence departing said easterly right of way line, North $62^{\circ}56'24''$ East 48.90 feet along a radial line to a number 5 rebar and cap stamped "PLS 356548"; Thence northwesterly 106.28 along the arc of a 955.37 foot radius curve to the right (center bears North $62^{\circ}56'24''$ East) through a central angle of $06^{\circ}22'30''$ to a point of tangency and a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North $20^{\circ}41'09''$ West 282.00 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North $69^{\circ}08'44''$ East 50.00 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence South $20^{\circ}41'09''$ East 87.08 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; Thence North $45^{\circ}03'33''$ East 105.30 feet to a point on the westerly right of way of SR-248 and a number 5 rebar and aluminum cap

stamped "PLS 356548"; Thence the following two (2) courses coincident with said right of way 1) South $56^{\circ}09'40''$ East 687.17 feet to a number 5 rebar and aluminum cap stamped "PLS 356548"; 2) South $48^{\circ}59'44''$ East 232.72 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM: (FRISBEY PARCEL, Entry 454822)

A parcel of land lying and situate in the Northeast Quarter of Section 7 Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising 2.00 acres of Wasatch County Tax Parcel 00-0007-2004. Basis of bearing for subject parcel being South $00^{\circ}18'57''$ East 2736.61 feet measured coincident with the east line of the Northeast Quarter of said Section 7. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South $89^{\circ}51'40''$ West 778.41 feet coincident with the Center Quarter Section Line to the True Point of Beginning; Thence South $26^{\circ}03'25''$ West 28.96 feet; Thence North $88^{\circ}13'46''$ West 222.61 feet; Thence North $07^{\circ}22'24''$ East 407.95 feet; Thence South $83^{\circ}03'58''$ East 150.15 feet; Thence South $15^{\circ}28'44''$ East 176.66 feet to a point of curvature; Thence southerly 97.71 feet along the arc of a 330.00 foot radius curve to the left (center bears North $74^{\circ}31'16''$ East) through a central angle of $16^{\circ}57'51''$; Thence South $26^{\circ}03'25''$ West 120.34 feet to the point of beginning.

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2019 are now a lien not yet due and payable. Property I.D. No. 00-0021-3161.
Taxes for the year 2018 have been paid. Property I.D. No. 00-0013-6221.

Taxes for the year 2019 are a lien not yet due and payable. Property I.D. No. 00-0021-3163.
Taxes for the year 2018 have been paid. Property I.D. No. 00-0007-2004.

Taxes for the year 2019 are now a lien not yet due and payable. Property I.D. No. 00-0021-3162
Taxes for the year 2018 have been paid. Property I.D. No. 00-0020-3848.

Taxes for the year 2019 are now a lien not yet due and payable. Property I.D. No. 00-0021-3164.
Taxes for the year 2018 have been paid. Property I.D. No. 00-0007-1964.
2. The Property lies within the boundaries of Hideout and is subject to any and all charges and assessments thereof.
3. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.
4. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Utah Power & Light Company
Recorded: January 5, 1989 as Entry No. 147604 in Book 205 at Page 217 of Official Records.
5. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Utah Power & Light Company
Recorded: February 28, 1990 as Entry No. 151498 in Book 216 at Page 347 of Official Records.
6. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Utah Power & Light Company
Recorded: February 28, 1990 as Entry No. 151499 in Book 216 at Page 352 of Official Records.
7. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: PacifiCorp, an Oregon corporation, dba Utah Power & Light Company
Recorded: May 23, 1990 as Entry No. 152290 in Book 218 at Page 377 of Official Records.
8. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: PacifiCorp, an Oregon corporation
Recorded: March 10, 1998 as Entry No. 201350 in Book 375 at Page 297 of Official Records.
9. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Jordanelle Special Service District
Recorded: October 3, 2000 as Entry No. 227661 in Book 478 at Page 31 of Official Records.
10. Resolution No. 2000-19 creating the Jordanelle Special Service District No. 1997-1;
Recorded: October 27, 2000 as Entry No. 228212 in Book 480 at Page 139 of Official Records.

A Designation of Trustee;

Trustee: W. Jeffery Fillmore

Recorded: June 29, 2012 as Entry No. 380106 in Book 1058 at Page 593 of Official Records.

11. An Easement including its terms, covenants and provisions as disclosed by instrument;
To: Pacificorp, an Oregon Corporation, dba Rocky Mountain Power
Recorded: April 2, 2007 as Entry No. 318017 in Book 936 at Page 891 of Official Records.
12. The terms, covenants and conditions of that certain Ordinance No. 2018-03;
Recorded: August 6, 2018 as Entry No. 454481 in Book 1229 at Page 1387 of Official Records.
13. The terms, covenants and conditions of that certain Master Development Agreement for Deer Springs Community;
Recorded: August 6, 2018 as Entry No. 454483 in Book 1229 at Page 1508 of Official Records.
14. Any rights, interest, or claims which may exist or arise by reason of the fact(s) referenced on a survey plat designated Job No. 1305028, dated April 10, 2019, revised April 16, 2019, prepared by Boundary Consultants.
15. Claim, right, title or interest to water or water rights whether or not shown by the public records.