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Rhonda Francis Summit County Recorder

11/08/2019 01:48:46 PM Fee \$40.00

By MOUNTAIN VIEW TITLE - OGDEN

Electronically Recorded

When Recorded Mail To:
KPRV, LLC
321 N. Mall Drive, Ste. C
St. George, Utah 84790

WARRANTY DEED

Osiris, L.L.C.,
grantor,

hereby CONVEY(S) AND WARRANT(S) to

KPRV, LLC, a Utah Limited Liability Company,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in
Summit County, Utah:

SEE ATTACHED EXHIBIT "A"

**Together with all water rights appurtenant to said property, including but not limited to Water Right Serial
Number: E1374 (55-8547) as filed with the Utah Division of Water Rights.**

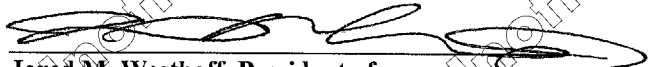
Serial Number: **CD-2255.KK-18, CD-2254**

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, **4th day of November 2019**

Signed in the presence of:

Osiris, L.L.C.

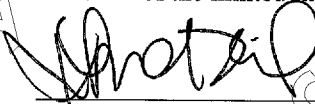
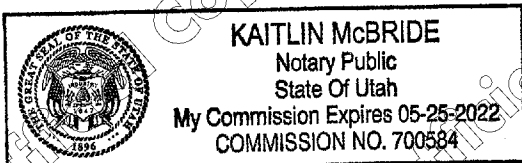


**Jared M. Westhoff, President of
Eugene Gordon, Inc.; Its Manager**

State of **Utah**)

County of **Washington**)

On the **4th day of November 2019**, personally appeared before me **Jared M. Westhoff, President of Eugene
Gordon, Inc.**, Manager(s)/Member(s), known to me to be a member(s)/manager(s) or designated agent(s) of the
limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary
act and deed of the limited liability company, by authority of statute, its articles of organization or its operating
agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to
execute this instrument and in fact executed the instrument on behalf of the limited liability company.



Notary Public:

Knotty Pine

PARCEL 1: (CD-2255)

BEGINNING AT A POINT 392.2 FEET NORTH AND 372.4 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN WHICH POINT IS IN THE CENTER LINE OF THE MAIN CHANNEL OF THE PROVO RIVER; AND RUNNING THENCE SOUTH 48°33' EAST FOLLOWING SAID CENTER LINE OF THE PROVO RIVER 111.6 FEET; THENCE NORTH 77.9 FEET; THENCE SOUTH 60°19' EAST 449 FEET; THENCE NORTH 463.7 FEET TO THE SOUTHERLY SIDE OF THE HIGHWAY RIGHT OF WAY; THENCE FOLLOWING SAID HIGHWAY RIGHT OF WAY NORTH 61°43'30" WEST 537.8 FEET; THENCE SOUTH 500.3 FEET TO THE PLACE OF BEGINNING.

ALSO, BEGINNING AT A CORNER TO LANDS NOW OR FORMERLY BELONGING TO ALBERT E. SMITH AND M.C. LAWSON WHICH CORNER IS IN THE PROVO RIVER AND LIES NORTH 392.2 FEET AND EAST 372.4 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE ALONG LAWSON'S LINE SOUTH 48°33' EAST 111.6 FEET; THENCE SOUTH 50°48' EAST 503.6 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING THE NORTH LINE TO LANDS NOW OR FORMERLY BELONGING TO GEORGE A BUTTARS; THENCE ALONG BUTTARS LINE WEST 50 FEET TO THE CENTER OF PROVO RIVER; THENCE ALONG THE CENTER OF THE PROVO RIVER NORTH 55°45' WEST 200 FEET; THENCE NORTH 57°30' WEST 100 FEET; THENCE NORTH 44°24' WEST 140.5 FEET; THENCE NORTH 35°45' WEST 130 FEET; THENCE NORTH 20 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2: (KK-18)

BEGINNING AT A POINT 318 FEET NORTH AND 456 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THE NORTH 77.9 FEET; THENCE SOUTH 60°19' EAST 449 FEET; THENCE SOUTH 173.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 50°48' WEST 503.2 FEET TO THE PLACE OF BEGINNING. (BEING OTHERWISE DESIGNATED AS LOT 18, KAMP KILLKARE.)

TOGETHER WITH A RIGHT OF WAY, TO BE USED JOINTLY WITH OTHERS, OVER THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18, AND RUNNING THENCE SOUTH 20 FEET; THENCE EAST 20 FEET; THENCE NORTH 473.2 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF THE HIGHWAY; THENCE NORTH 61°43'30" WEST ALONG SAID HIGHWAY 22.8 FEET TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 483.7 FEET TO THE PLACE OF BEGINNING.

File No.: 172674
Exhibit A Legal Description

PARCEL 3: (CD-2254)

SOUTH PARCEL:

BEGINNING NORTH 734.6 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 361.71 FEET; THENCE SOUTH 61°00' EAST 243.59 FEET; THENCE SOUTH 61°43'30" EAST 180.94 FEET; THENCE SOUTH 500.33 FEET; THENCE NORTH 47°24' WEST 505.9 FEET TO THE POINT OF BEGINNING.

NORTH PARCEL:

ALSO BEGINNING NORTH 1237.7 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 82.3 FEET; THENCE EAST 372.4 FEET; THENCE SOUTH 329.3 FEET; THENCE NORTH 62°29' WEST 86.91 FEET; THENCE ALONG THE ARC OF A 1382.7 FOOT RADIUS CURVE TO THE RIGHT 361.59 FEET (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 54°59'32" WEST 360.56 FEET) TO THE POINT OF BEGINNING.

SITUATE IN SUMMIT COUNTY, STATE OF UTAH.

Serial Numbers: CD-2255, KK-18, CD-2254

File No.: 172674
Exhibit A Legal Description