

Mail Recorded Deed and Tax Notice To:  
Rockin W Farms, LLC, a Nevada limited liability company  
570 LaScala Dr  
Mesquite, NV 89027

13577472  
2/24/2021 2:58:00 PM \$40.00  
Book - 11124 Pg - 8311-8314  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.



File No.: 140584-CAP

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## SPECIAL WARRANTY DEED

Eastwind Construction LLC, a Utah limited liability company, as to its undivided 33.34% interest and Louise Tobey, as to her undivided 33.33% interest and JR Millcreek Cove, LLC, a Utah limited liability company, as to its undivided 33.33% interest

**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Rockin W Farms, LLC, a Nevada limited liability company, as to an undivided 37.5% interest, and Eastwind Construction LLC, a Utah limited liability company, as to an undivided 20.84% interest, and Louise Tobey, as to an undivided 20.83% interest, and JR Millcreek Cove, LLC, a Utah limited liability company, as to an undivided 20.83% interest

**GRANTEE(S)** of Wellsville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

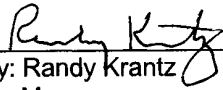
**SEE EXHIBIT A ATTACHED HERETO**

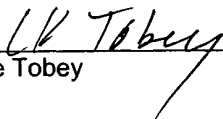
**TAX ID NO.:** 16-31-378-018 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 23rd day of February, 2021.

Eastwind Construction LLC, a Utah limited liability company

  
By: Randy Krantz  
Its: Manager

  
Louise Tobey

JR Millcreek Cove, LLC, a Utah limited liability company

  
By: Brandon Jay Tobey  
Its: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 23rd day of February, 2021, personally appeared before me Randy Krantz, who acknowledged himself to be the Manager of Eastwind Construction LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this <sup>24</sup>23rd of February, 2021 by Louise Tobey.

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the <sup>24</sup>23rd day of February, 2021, personally appeared before me Brandon Jay Tobey, who acknowledged himself to be the Manager of JR Millicreek Cove, LLC, a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public



**EXHIBIT A**  
**Legal Description**

A portion of Lots 8 and 9, Block 7, Ten Acre Plat "A", Big Field Survey, being in the Southwest quarter of Section 31, Township 1 South, Range 1 East, Salt Lake Base and Meridian, described as follows:

Beginning at the Northwest corner of said Lot 8, which is 574.15 feet South 00°01'11" West (Record = South) from the Northwest corner of Lot 9; thence North 00°01'11" East (Record = North) 105.00 feet along the Westerly boundary lines of said entire tracts to the Northwesterly corner of Parcel No. 16-31-378-009; thence South 89°57'16" East (Record = East) 379.38 feet along the Northerly boundary line to the Northeasterly corner of said Parcel No. 16-31-378-009; thence South 00°10'31" West (Record = South) 105.00 feet along the Easterly boundary lines of said entire tracts to the Southeasterly corner of Parcel No. 16-32-378-010; thence South 89°58'00" West (Record = West) 123.64 feet along the Southerly boundary line of said parcel to the Northeasterly corner of Parcel No. 16-31-378-011; thence along the Easterly, Southerly and Westerly boundary lines of said Parcel No. 16-31-378-011 the following five (5) courses: 1) South 00°30'42" West (Record = South 56.25 feet) 55.90 feet; 2) North 89°59'46" West (Record = 22.73 feet) 22.00 feet; 3) South 00°00'14" West (Record = South 00°01'01" West) 1.50 feet; 4) North 89°59'46" West (Record = North 89°58'59" West) 232.99 feet; 5) North 00°01'11" East (Record = North) 57.75 feet to the point of beginning.