

WHEN RECORDED, MAIL TO:

Gretta C. Spendlove
Durham Jones & Pinegar
111 S. Main Street, Suite 2400
Salt Lake City, UT 84111
FATED NCS-863472-A

01082003 B: 2439 P: 0277

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Mary Ann Trussell, Summit County Utah Recorder
11/22/2017 09:17:12 AM Fee \$51.00

By FIRST AMERICAN TITLE INSURANCE COMPANY-NCS
Electronically Recorded

Parcel No. _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of the 21st day of November, 2017 (the "Effective Date"), by and between BOYDEN FARMS, LLC, a Utah limited liability company ("GRANTOR") and WOHALI PARTNERS, LLC, a Utah limited liability company, having an address of 1364 Cove Circle, North Salt Lake, Utah 94054 (herein called "GRANTEE").

GRANTOR, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants against all claiming by or through or under it, to GRANTEE, all the real property more particularly described on Exhibit A, attached hereto, located in Summit County and Morgan County, Utah (the "Property").

Subject only to those certain items of record in the official records of the Summit County, Utah Recorder's Office (the "Official Records") listed on Exhibit B, attached hereto and incorporated herein, and general real property taxes for the year 2017 and thereafter (collectively the "Permitted Exceptions").

The real property situated in Morgan County, Utah, described on Exhibit C attached hereto (the "Cabin Property") has been excluded by GRANTOR from the Property described on Exhibit A.

GRANTOR hereby reserves for itself and its designees a perpetual, non-exclusive access easement across the Property for the use and benefit of the Cabin Property (the "Access Easement"), which Access Easement is described on Exhibit D hereto. The Access Easement shall be appurtenant to the Cabin Property and run with the land. Grantor acknowledges that the Access Easement may be used by Grantee, its invitees, licensees, assignees, successors in interest, and any other parties designated by Grantee for any purposes which do not materially adversely affect Grantor's reserved use of the Access Easement for access to the Cabin Property.

For good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR hereby imposes the following restrictions on the Cabin Property (the "Restrictions"). These Restrictions shall run with and bind GRANTOR, as the owner of the Cabin Property, and its respective successors and assigns as owners of the Cabin Property. These Restrictions are imposed for the benefit to GRANTEE, as the owner of the Property, and all future owners of some, or all, of the Property.

1. GRANTOR shall maintain the Cabin Property in good repair, in accordance with all applicable governmental rules and regulations, and in accordance with the Deed of Conservation Easements between GRANTOR and the State of Utah governing the Cabin Property.

2. The Cabin Property may only be used for residential purposes. No commercial use is allowed, including but not limited to any commercial use that would compete with GRANTEE'S proposed commercial project on the Property.
3. No improvements may be constructed on the Cabin Property that are atypical for second home mountain properties in Summit County, Utah, or Morgan County, Utah.
4. GRANTOR and GRANTEE understand and agree that GRANTOR may assign its interest in the Cabin Property, and any post-closing rights and duties relating to the Property, to a family trust, which includes members of the Stephen and Patricia Boyden family. Any further assignment, transfer, or sale shall be subject to the first right of refusal set forth in Item 5, below.
5. GRANTOR hereby grants to GRANTEE a first right of refusal to purchase the Cabin Property. If GRANTOR shall desire to sell or transfer the Cabin Property and receives a bona fide offer to purchase, GRANTOR shall give GRANTEE written notice of GRANTOR'S intention to sell GRANTOR'S interest in the Cabin Property contained in said offer to purchase. Such notice ("Grantor's Notice") shall state the terms and conditions under which GRANTOR intends to sell or transfer its interest. For thirty (30) Business Days following the giving of such notice (the "Option Period"), GRANTEE shall have the option to purchase the GRANTEE'S interest at the same price and under the same terms as stated in the Grantor's Notice, provided that the reasonable monetary equivalent may be substituted for any non-monetary terms and further provided that GRANTEE shall in any event have at least thirty (30) days to close such purchase. A written notice addressed to GRANTOR and signed by GRANTEE within the Option Period shall be an effective exercise of Grantee's Option, and GRANTEE shall thereupon close the sale as stated above.

GRANTOR acknowledges and agrees that GRANTEE holds certain reversion rights relating to the Property which are set forth on a Notice of Reversion Rights, recorded concurrently with this document.

The rights and obligations described in the Deed and its Exhibits shall be binding upon the successors and assigns of GRANTOR and GRANTEE and shall run with the land.

[Remainder of page intentionally left blank. Signatures on following page.]

IN WITNESS WHEREOF, the Grantor and Grantee have executed this Special Warranty Deed effective as of the date first written above.

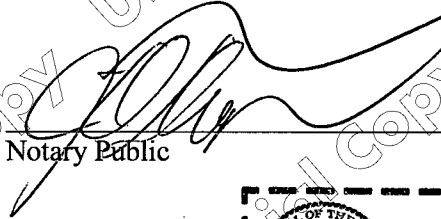
GRANTOR:

BOYDEN FARMS, LLC
a Utah limited liability company


By: Stephen G. Boyden
Its: Manager

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

On the 21 day of November, 2017, before me, the undersigned Notary Public, personally appeared Stephen G. Boyden, manager of Boyden Farms, LLC, proven to me through satisfactory evidence of identification to be the person whose name was signed in my presence on the preceding or attached document.


Notary Public

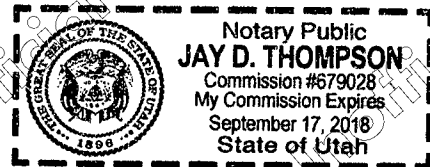


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following property is located in Summit County, Utah:

PARCEL 1:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SUMMIT COUNTY:

GOVERNMENT LOTS 9, 10, 11, 12, 13, 14, 15, AND 16 OF SECTION 16 TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARCEL 2:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SUMMIT COUNTY:

ALL OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE FOLLOWING:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF STONE OF THE SAID SECTION 21; AND RUNNING THENCE SOUTH 0 DEGREES 02 MINUTES WEST 2719.0 FEET TO A POINT MIDWAY TO THE SOUTHEAST CORNER STONE OF SAID SECTION 21; THENCE SOUTH 85 DEGREES 49 MINUTES WEST 1048.0 FEET ALONG THE QUARTER SECTION LINE; THENCE ALONG A RIDGE THREE COURSES AS FOLLOWS: NORTH 25 DEGREES EAST 1514.0 FEET; THENCE NORTH 33 DEGREES EAST 532.6 FEET; THENCE NORTH 5 DEGREES 30 MINUTES WEST 965.4 FEET TO SECTION LINE; THENCE NORTH 85 DEGREES 43 MINUTES EAST 210.0 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER STONE OF SAID SECTION 21; AND RUNNING THENCE SOUTH 85 DEGREES 55 MINUTES WEST 812.3 FEET ALONG THE SECTION LINE; THENCE ALONG A RIDGE FIVE COURSES AS FOLLOWS: NORTH 41 DEGREES WEST 1180.0 FEET; THENCE NORTH 11 DEGREES WEST 377.0 FEET; THENCE NORTH 2 DEGREES EAST 1079.3 FEET; THENCE NORTH 59 DEGREES EAST 659.0 FEET; THENCE NORTH 25 DEGREES EAST 24.0 FEET TO THE QUARTER SECTION LINE; THENCE ALONG SAID LINE NORTH 85 DEGREES 49 MINUTES EAST 1048.0 FEET TO A POINT MIDWAY ALONG THE EAST BOUNDARY OF SAID SECTION 21 BETWEEN THE NORTHEAST AND SOUTHEAST CORNER

STONES; THENCE SOUTH 0 DEGREES 02 MINUTES WEST 2719.0 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF STONE OF THE SAID SECTION 21; AND RUNNING THENCE SOUTH 0 DEGREES 02 MINUTES WEST 2719.0 FEET TO A POINT MIDWAY TO THE SOUTHEAST CORNER STONE OF SAID SECTION 21; THENCE SOUTH 85 DEGREES 49 MINUTES WEST 1048.0 FEET ALONG THE QUARTER SECTION LINE; THENCE ALONG A RIDGE THREE COURSES AS FOLLOWS: NORTH 25 DEGREES EAST 1514.0 FEET; THENCE NORTH 33 DEGREES EAST 532.6 FEET; THENCE NORTH 5 DEGREES 30 MINUTES WEST 965.4 FEET TO SECTION LINE; THENCE NORTH 85 DEGREES 43 MINUTES EAST 210.0 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARCEL 5:

THE EAST HALF OF THE WEST HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

PARCEL 6:

THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING IN SUMMIT COUNTY:

ALL OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THE FOLLOWING

BEGINNING AT A POINT NORTH 85°53' EAST 82.4 FEET FROM THE SOUTH QUARTER SECTION STONE OF SAID SECTION 27; RUNNING THENCE 16 COURSES ALONG A RIDGE AS FOLLOWS: NORTH 13°30' WEST 170.0 FEET; NORTH 3°30' EAST 137.0 FEET; NORTH 5° WEST 112.0 FEET; NORTH 4° EAST 146.0 FEET; NORTH 12°30' WEST 148.0 FEET; NORTH 44° EAST 90.0 FEET; NORTH 26°30' EAST 91.0 FEET; NORTH 34°10' EAST 815.5 FEET; NORTH 40° EAST 143.0 FEET; NORTH 33° EAST 566.5 FEET; NORTH 4° EAST 412.5 FEET; NORTH 2°10' WEST 740.0 FEET; NORTH 7°25' WEST 1274.0 FEET; NORTH 28°30' EAST 393.0 FEET; NORTH 36° WEST 192.0 FEET; NORTH 3° WEST 422.5 FEET TO THE NORTH BOUNDARY OF SAID SECTION 27 AT A POINT WHICH BEARS NORTH 85°32' EAST 862.6 FEET FROM THE NORTH QUARTER SECTION CORNER STONE OF SAID SECTION 27; THENCE NORTH 85°32' EAST 1779.4 FEET TO THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 0°03' WEST 5400.0 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 85°53' WEST 2562.8 FEET TO THE POINT OF BEGINNING

PARCEL 7:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER STONE OF SAID SECTION 21; AND RUNNING THENCE SOUTH 85 DEGREES 55 MINUTES WEST 812.3 FEET ALONG THE SECTION LINE; THENCE ALONG A RIDGE FIVE COURSES AS FOLLOWS: NORTH 41 DEGREES WEST 1180.0 FEET; THENCE NORTH 11 DEGREES WEST 377.0 FEET; THENCE NORTH 2 DEGREES EAST 1079.3 FEET; THENCE NORTH 59 DEGREES EAST 659.0 FEET; THENCE NORTH 25 DEGREES EAST 24.0 FEET TO THE QUARTER SECTION LINE; THENCE ALONG SAID LINE NORTH 85 DEGREES 49 MINUTES EAST 1048.0 FEET TO A POINT MIDWAY ALONG THE EAST BOUNDARY OF SAID SECTION 21 BETWEEN THE NORTHEAST AND SOUTHEAST CORNER STONES; THENCE SOUTH 0 DEGREES 02 MINUTES WEST 2719.0 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

BEGINNING AT THE NORTHEAST CORNER STONE OF SECTION 28, TOWNSHIP 2 NORTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 0°02 WEST 1666.0 FEET ALONG THE SECTION LINE; THENCE ALONG A RIDGE THREE COURSES AS FOLLOWS: NORTH 26°51' WEST 796.6 FEET; THENCE NORTH 24° WEST 854.00 FEET; THENCE NORTH 41° WEST 155.5 TO THE SECTION LINE; THENCE ALONG SAID LINE NORTH 85°55' EAST 812.3 TO THE POINT OF BEGINNING.

A.P.N. NS-294 and NS-295 and NS-296 and NS-298-A and NS-299 and NS-317 and NS-BDY-21 and NS-BDY-20

The following property is located in Morgan County, Utah:

PARCEL 1:

GOVERNMENT LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

LESS ANY PORTION LYING WITHIN SUMMIT COUNTY.

PARCEL 2:

GOVERNMENT LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

PARCEL 3:

ALL OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPT THAT PORTION LYING WITHIN SUMMIT COUNTY.

ALSO LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS SOUTH 85° 43' 59" WEST BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 27 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 85° 43' 59" WEST 1506.90 FEET ALONG THE SECTION LINE AND NORTH 72.48 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 27 AND RUNNING THENCE NORTH 54° 37' 38" WEST 45.00 FEET; THENCE NORTH 35° 22' 22" EAST 26.31 FEET; THENCE NORTH 08° 38' 29" WEST 73.81 FEET; THENCE NORTH 81° 21' 31" EAST 20.00 FEET; THENCE SOUTH 08° 38' 29" EAST 53.11 FEET; THENCE NORTH 35° 22' 22" EAST 20.86 FEET; THENCE NORTH 50° 55' 52" EAST 38.68 FEET; THENCE NORTH 08° 32' 24" EAST 42.33 FEET; THENCE NORTH 10° 15' 47" EAST 56.91 FEET; THENCE NORTH 15° 12' 11" EAST 21.59 FEET; THENCE NORTH 09° 36' 58" EAST 47.90 FEET; THENCE NORTH 04° 50' 59" EAST 56.72 FEET; THENCE NORTH 03° 13' 30" WEST 48.39 FEET; THENCE NORTH 15° 17' 17" WEST 78.41 FEET; THENCE NORTH 12° 58' 55" WEST 75.46 FEET; THENCE NORTH 09° 53' 13" WEST 47.03 FEET; THENCE NORTH 10° 15' 27" WEST 66.93 FEET; THENCE NORTH 10° 36' 25" WEST 66.48 FEET; THENCE NORTH 22° 07' 54" WEST 63.17 FEET; THENCE NORTH 14° 22' 48" WEST 40.32 FEET; THENCE NORTH 03° 54' 11" WEST 51.81 FEET; THENCE NORTH 00° 14' 18" EAST 57.90 FEET; THENCE NORTH 09° 00' 37" WEST 120.64 FEET; THENCE NORTH 15° 45' 11" WEST 9.99 FEET; THENCE SOUTH 60° 46' 28" WEST 27.80 FEET; THENCE NORTH 29° 13' 32" WEST 91.23 FEET; THENCE NORTH 60° 46' 28" EAST 94.65 FEET; THENCE SOUTH 29° 13' 32" EAST 91.23 FEET; THENCE SOUTH 60° 46' 28" WEST 56.57 FEET; THENCE SOUTH 15° 45' 11" EAST 13.02 FEET; THENCE SOUTH 09° 00' 37" EAST 121.97 FEET; THENCE NORTH 80° 44' 01" EAST 181.39 FEET; THENCE SOUTH 09° 15' 59" EAST 342.85 FEET; THENCE SOUTH 80° 44' 01" WEST 175.42 FEET; THENCE SOUTH 09° 53' 13" EAST 46.79 FEET; THENCE SOUTH 12° 58' 55" EAST 74.99 FEET; THENCE SOUTH 15° 17' 17" EAST 79.26 FEET; THENCE SOUTH 03° 13' 30" EAST 50.16 FEET; THENCE SOUTH 04° 50' 59" WEST 57.85 FEET; THENCE SOUTH 09° 36' 58" WEST 48.80 FEET; THENCE SOUTH 15° 12' 11" WEST 21.65 FEET; THENCE SOUTH 10° 15' 47" WEST 56.32 FEET; THENCE SOUTH 08° 32' 24" WEST 42.18 FEET; THENCE SOUTH 03° 46' 06" WEST 49.05 FEET; THENCE SOUTH 35° 22' 22" WEST 75.96 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

ALL OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TWO TRACTS OF LAND:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF STONE OF THE SAID SECTION 21, AND RUNNING THENCE SOUTH 0°02' WEST 2719.0 FEET TO A POINT MIDWAY TO THE SOUTHEAST CORNER STONE OF SAID SECTION 21; THENCE SOUTH 85°49' WEST 1048.0 FEET ALONG THE QUARTER SECTION LINE; THENCE ALONG A RIDGE THREE COURSES AS FOLLOWS: (1) NORTH 25° EAST 1514.0 FEET; (2) THENCE NORTH 33° EAST 532.6 FEET; (3) THENCE NORTH 5°30' WEST 965.4 FEET TO SECTION LINE; THENCE NORTH 85°43' EAST 210.0 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER STONE OF SAID SECTION 21, AND RUNNING THENCE SOUTH 85°55' WEST 812.3 FEET ALONG THE SECTION LINE; THENCE ALONG A RIDGE FIVE COURSES AS FOLLOWS: (1) NORTH 41° WEST 1180.0 FEET; (2) THENCE NORTH 11° WEST 377.0 FEET; (3) THENCE NORTH 2° EAST 1079.3 FEET; (4) THENCE NORTH 59° EAST 659.0 FEET; (5) THENCE NORTH 25° EAST 24.0 FEET TO THE QUARTER SECTION LINE; THENCE ALONG SAID LINE NORTH 85°49' EAST 1048.0 FEET TO A POINT MIDWAY ALONG THE EAST BOUNDARY OF SAID SECTION 21 BETWEEN THE NORTHEAST AND SOUTHEAST CORNER STONES; THENCE SOUTH 0°02' WEST 2719.0 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

ALL OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE NORTHEAST CORNER STONE OF THE SAID SECTION 28; AND RUNNING THENCE SOUTH 0°02' WEST 1666.0 FEET ALONG THE SECTION LINE; THENCE ALONG A RIDGE THREE COURSES AS FOLLOWS: (1) NORTH 26°51' WEST 796.6 FEET; (2) THENCE NORTH 24° WEST 854.0 FEET; (3) THENCE NORTH 41° WEST 155.5 FEET TO SECTION LINE; THENCE ALONG SAID LINE NORTH 85°55' EAST 812.3 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

ALL OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

A.P.N. Parcel No. 00-0005-0375, 00-0000-2731, 00-0005-0383, 00-0000-2749, 00-0000-2764 and 00-0000-2780

EXHIBIT B

PERMITTED ENCUMBRANCES

The following exceptions refer to the property located in Summit County, Utah:

The following exception affects Parcel 1:

1. Taxes for the year 2017 have been paid in the amount of \$41.21. General property taxes for the year 2016 were paid in the amount of \$43.58. Tax Parcel No. NS-294.

The following exception affects Parcel 2:

2. Taxes for the year 2017 have been paid in the amount of \$23.70. General property taxes for the year 2016 were paid in the amount of \$25.06. Tax Parcel No. NS-295.

The following exception affects Parcel 3:

3. Taxes for the year 2017 have been paid in the amount of \$4.64. General property taxes for the year 2016 were paid in the amount of \$4.90. Tax Parcel No. NS-296.

The following exception affects Parcel 4:

4. Taxes for the year 2017 have been paid in the amount of \$19.74. General property taxes for the year 2016 were paid in the amount of \$20.86. Tax Parcel No. NS-298-A.

The following exception affects Parcel 5:

5. Taxes for the year 2017 have been paid in the amount of \$26.31. General property taxes for the year 2016 were paid in the amount of \$27.81. Tax Parcel No. NS-299.

The following exception affects Parcel 6:

6. Taxes for the year 2017 have been paid in the amount of \$46.99. General property taxes for the year 2016 were paid in the amount of \$49.67. Tax Parcel No. NS-317.

The following exception affects Parcel 7:

7. Taxes for the year 2017 have been paid in the amount of \$14.74. General property taxes for the year 2016 were paid in the amount of \$15.59. Tax Parcel No. NS-BDY-21.

The following exception affects Parcel 8:

8. Taxes for the year 2017 have been paid in the amount of \$2.48. General property taxes for the year 2016 were paid in the amount of \$2.62. Tax Parcel No. NS-BDY-20.

The following exception affects Part of Parcel 2:

9. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for

Assessment and Taxation of Agricultural Land, recorded November 3, 1993 as Entry No. 390662 in Book 763 at Page 84 of Official Records.

The following exception affects Parcels 7 and 8:

10. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded November 3, 1993 as Entry No. 390663 in Book 763 at Page 85 of Official Records.

The following exception affects Parcels 3, 5, 6, 7, 8, and other property:

11. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded December 21, 1994 as Entry No. 421406 in Book 857 at Page 865 of Official Records.

The following exception affects Parcels 1, 2, and 4:

12. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded December 21, 1994 as Entry No. 421407 in Book 857 at Page 867 of Official Records.

The following exception affects all of the Land, together with other land not included herein:

13. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded March 5, 1999 as Entry No. 532284 in Book 1236 at Page 338 of Official Records.

The following exception affects all of the subject property:

14. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded May 17, 2016 as Entry No. 1045195 in Book 2352 at Page 679 of Official Records.
15. The Land is included within the boundaries of Weber Basin Water Conservancy District and Summit County Special Service District #1, and is subject to charges and assessments made thereby.

The following exception affects Parcel 2, 3, 6, 7, and other property:

16. Reservations contained in that certain Warranty Deed recorded January 11, 1910 as Entry No. 19523 in Book J at Page 39 of Official Records.

The following exception affects Parcel 5:

17. Reservations contained in that certain Patent recorded August 9, 1915 as Entry No. 25394 in Book K at Page 493 of Official Records.

The following exception affects Parcel 1 and other property:

18. Reservations contained in that certain Patent recorded August 19, 1935 as Entry No. 55084 in Book Q at Page 205 of Official Records.

The following exception affects Parcel 4 and other property:

19. Reservations contained in that certain Patent recorded December 8, 1952 as Entry No. 82412 in Book U at Page 269 of Official Records.

The following exception affects Parcel 6:

20. Petition to Weber Basin Water Conservancy District for the Allotment of Water recorded May 23, 1986 as Entry No. 251790 in Book 386 at Page 114 of Official Records.
21. Agreement by and between Morgan County and Summit County recorded January 16, 1990 as Entry No. 319142 in Book 551 at Page 48 of Official Records.

The following exception affects Parcel 3, 5, 6, 7, 8 and other property:

22. Deed of Conservation Easement recorded July 6, 2000 as Entry No. 568628 in Book 1324 at Page 1434 of Official Records.

The following exception affects Parcel 1, 2, 4, 5 and other property:

23. Deed of Conservation Easement recorded March 26, 2001 as Entry No. 585177 in Book 1360 at Page 638 of Official Records.
24. Lack of a legal right of access to and from the Land.
25. The State Construction Registry discloses the following Preliminary Notice(s): None
26. The effects of that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing recorded October 6, 2017 as Entry No. 01079138 in Book 2431 at Page 1141 of Official Records.

(Note: The document referenced in this exception does not create a mortgage lien against the subject property, but references subordination and reversion rights affecting the subject property.)

The following exceptions refer to the property located in Morgan County, Utah:

The following exceptions affect Parcel 1, 2, 3, 4, 5, and 6 (as indicated):

27. All assessments and taxes for the year 2017 have been paid in the amount of \$11.01. Taxes for the year 2016 have been paid in the amount of \$11.21. (Serial No. 01-002-125-03; Parcel No. 00-0005-0375) Parcel 1

All assessments and taxes for the year 2017 have been paid in the amount of \$320.78.
Taxes for the year 2016 have been paid in the amount of \$297.53. (Serial No. 01-002-134;
Parcel No. 00-0000-2731) Parcel 2

All assessments and taxes for the year 2017 have been paid in the amount of \$3578.30.
Taxes for the year 2016 have been paid in the amount of \$3,305.82. (Serial No.
01-002-135; Parcel No. 00-0000-0383) Parcel 3

All assessments and taxes for the year 2017 have been paid in the amount of \$67.06.
Taxes for the year 2016 have been paid in the amount of \$68.31. (Serial No. 01-002-136;
Parcel No. 00-0000-2749) Parcel 4

All assessments and taxes for the year 2017 have been paid in the amount of \$134.91.
Taxes for the year 2016 have been paid in the amount of \$137.43. (Serial No. 01-002-137;
Parcel No. 00-0000-2764) Parcel 5

All assessments and taxes for the year 2017 have been paid in the amount of \$129.94.
Taxes for the year 2016 have been paid in the amount of \$132.36. (Serial No. 01-002-138;
Parcel No. 00-0000-2780) Parcel 6

The following exceptions affect all parcels:

28. Subject to the Farmland Assessment roll-back taxes as shown on that certain Application for Assessment and Taxation of Agricultural Land, dated August 24, 1999, by Boyden Farms LLC, as recorded owners, recorded October 6, 1999, as Entry No. 80737, in Book M154, at Page 763, Morgan County Recorder's Office.
29. Said property is located within the boundaries of Morgan County, and is subject to the charges and assessments levied thereunder.

The following exception affects all Parcels 3 and 5:

30. Deed of Conservation Easement, dated July 5, 2000, by Boyden Farms, L.L.C., a Utah limited liability company, "Grantor", and the State of Utah, by and through the Department of Natural Resources, Division of Forestry, Fire and State Lands, recorded July 6, 2000, as Entry No. 82694, in Book M160, at Page 631, Morgan County Recorder's Office.

The following exceptions affect Parcels 1, 2, 4, 5, and 6:

31. Petition to Weber Basin Water Conservancy District, recorded July 10, 2000, as Entry No. 82709, in Book M160, at Page 735, Morgan County Recorder's Office.
32. Deed of Conservation Easement, dated March 27, 2001, by Boyden Farms, L.L.C., a Utah limited liability company, "Grantor", and the State of Utah, by and through the Department of Natural Resources, Division of Forestry, Fire and State Lands, recorded March 27, 2001, as Entry No. 84606, in Book 167, at Page 296, Morgan County Recorder's Office.
33. Petition to Weber Basin Water Conservancy District, recorded June 9, 2006, as Entry No. 103255, in Book 231, at Page 185, Morgan County Recorder's Office.

The following exceptions affect all parcels:

34. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
35. The effects of that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing recorded October 6, 2017 as Entry No. 142872 in Book 339 at Page 1 of Official Records.

(Note: The document referenced in this exception does not create a mortgage lien against the subject property, but references subordination and reversion rights affecting the subject property.)

EXHIBIT C

LEGAL DESCRIPTION OF CABIN PROPERTY

The following property is located in Morgan County, Utah:

Part of the Southwest Quarter of Section 27, Township 2 North, Range 4 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 85° 43' 59" West between the South 1/4 Corner and the Southwest Corner of said Section 27 described as follows:

Beginning at a point which is South 85° 43' 59" West 1506.90 feet along the Section Line and North 72.48 feet from the South 1/4 Corner of said Section 27 and running thence North 54° 37' 38" West 45.00 Feet; thence North 35° 22' 22" East 26.31 Feet; thence North 08° 38' 29" West 73.81 Feet; thence North 81° 21' 31" East 20.00 Feet; thence South 08° 38' 29" East 53.11 Feet; thence North 35° 22' 22" East 20.86 Feet; thence North 50° 55' 52" East 38.68 Feet; thence North 08° 32' 24" East 42.33 Feet; thence North 10° 15' 47" East 56.91 Feet; thence North 15° 12' 11" East 21.59 Feet; thence North 09° 36' 58" East 47.90 Feet; thence North 04° 50' 59" East 56.72 Feet; thence North 03° 13' 30" West 48.39 Feet; thence North 15° 17' 17" West 78.41 Feet; thence North 12° 58' 55" West 75.46 Feet; thence North 09° 53' 13" West 47.03 Feet; thence North 10° 15' 27" West 66.93 Feet; thence North 10° 36' 25" West 66.48 Feet; thence North 22° 07' 54" West 63.17 Feet; thence North 14° 22' 48" West 40.32 Feet; thence North 03° 54' 11" West 51.81 Feet; thence North 00° 14' 18" East 57.90 Feet; thence North 09° 00' 37" West 120.64 Feet; thence North 15° 45' 11" West 9.99 Feet; thence South 60° 46' 28" West 27.80 Feet; thence North 29° 13' 32" West 91.23 Feet; thence North 60° 46' 28" East 94.65 Feet; thence South 29° 13' 32" East 91.23 Feet; thence South 60° 46' 28" West 56.57 Feet; thence South 15° 45' 11" East 13.02 Feet; thence South 09° 00' 37" East 121.97 Feet; thence North 80° 44' 01" East 181.39 Feet; thence South 09° 15' 59" East 342.85 Feet; thence South 80° 44' 01" West 175.42 Feet; thence South 09° 53' 13" East 46.79 Feet; thence South 12° 58' 55" East 74.99 Feet; thence South 15° 17' 17" East 79.26 Feet; thence South 03° 13' 30" East 50.16 Feet; thence South 04° 50' 59" West 57.85 Feet; thence South 09° 36' 58" West 48.80 Feet; thence South 15° 12' 11" West 21.65 Feet; thence South 10° 15' 47" West 56.32 Feet; thence South 08° 32' 24" West 42.18 Feet; thence South 03° 46' 06" West 49.05 Feet; thence South 35° 22' 22" West 75.96 Feet to the POINT OF BEGINNING; said described tract containing 2.00 Acres, more or less.

EXHIBIT D

ACCESS EASEMENT

The following property is located in Morgan County, Utah:

Centerline of Road from Section Line of 34 & 27 to Boyden Cabin

Centerline Description of an existing road, being part of Section 27, Township 2 North, Range 4 East, Salt Lake Base and Meridian and having a Basis of Bearing matching the Utah North, State Plane Coordinate System, NAD83, described as follows:

Beginning at a point of intersection with an existing road and the south line of Section 27, Township 2 North, Range 4 East, Salt Lake Base and Meridian, said point being North 85° 43' 58" East 50.26 feet along the Section Line from the South ¼ Corner of said Section 27 and running thence (all courses are along the existing roadway) thence North 35°31'19" West 34.14 Feet; thence North 14°07'37" West 158.70 Feet; thence North 38°39'38" West 82.00 Feet; thence North 59°11'01" West 80.57 Feet; thence North 63°12'58" West 48.51 Feet; thence South 87°55'18" West 196.25 Feet; thence North 63°56'05" West 85.06 Feet; thence North 56°28'16" West 41.04 Feet; thence North 42°00'01" West 41.96 Feet; thence North 22°05'23" West 42.95 Feet; thence North 13°01'28" West 250.64 Feet; thence North 19°31'12" West 124.91 Feet; thence North 20°04'43" West 124.69 Feet; thence North 11°12'44" West 83.20 Feet; thence North 05°20'36" East 124.56 Feet; thence North 14°40'30" East 125.46 Feet; thence North 04°03'40" East 41.39 Feet; thence North 13°18'57" West 122.68 Feet; thence North 11°41'58" West 84.31 Feet; thence North 20°12'50" West 129.33 Feet; thence North 03°50'04" West 41.18 Feet; thence North 09°39'46" East 42.50 Feet; thence North 25°44'33" East 125.82 Feet; thence North 26°20'19" East 122.51 Feet; thence North 21°20'18" East 39.98 Feet; thence North 06°33'15" East 84.00 Feet; thence North 00°45'06" West 83.39 Feet; thence North 03°46'32" East 80.70 Feet; thence North 04°11'06" East 82.00 Feet; thence North 32°10'43" West 40.69 Feet; thence North 81°37'41" West 41.38 Feet; thence South 62°05'28" West 42.47 Feet; thence South 42°48'09" West 81.29 Feet; thence South 41°06'22" West 82.05 Feet; thence South 45°54'17" West 82.40 Feet; thence South 46°50'33" West 82.49 Feet; thence South 64°45'41" West 86.45 Feet; thence South 84°28'51" West 80.00 Feet; thence North 66°33'21" West 93.48 Feet; thence North 51°19'44" West 76.00 Feet; thence North 43°24'54" West 41.47 Feet; thence North 40°10'59" West 189.18 Feet; thence North 48°24'33" West 148.21 Feet; thence North 26°18'55" West 63.00 Feet; thence North 28°30'11" West 83.03 Feet; thence North 47°04'18" West 82.39 Feet; thence North 50°37'45" West 41.80 Feet; thence North 72°43'31" West 41.66 Feet; thence South 83°23'02" West 40.55 Feet; thence South 67°58'02" West 17.39 Feet; thence South 48°31'12" West 42.26 Feet; thence South 27°26'19" West 40.36 Feet; thence South 11°34'17" West 41.25 Feet; thence South 00°42'32" West 124.32 Feet; thence South 08°30'32" West 42.88 Feet; thence South 24°57'49" West 206.61 Feet; thence South 17°48'47" West 84.89 Feet; thence South 14°56'11" East 42.69 Feet; thence South 45°10'16" East 81.89 Feet; thence South 39°34'57" East 81.43 Feet; thence South 30°58'21" East 85.49 Feet; thence South 25°53'19" East 84.16 Feet; thence South 21°41'26" East 125.51 Feet; thence South 19°11'52" East 288.52 Feet; thence South 12°28'28" East 134.39 Feet; thence South 06°27'17" East 54.05 Feet; thence South 10°18'20" East 50.70 Feet; thence South 26°42'01" East 49.24 Feet; thence

South 18°09'36" East 24.18 Feet; thence South 10°45'48" West 21.59 Feet; thence South 34°13'34" West 29.11 Feet; thence South 28°02'02" West 35.29 Feet; thence South 23°12'37" West 36.96 Feet to a point of access to the Boyden Cabin.

Map of Easement

