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Wohali Partners, LLC
1364 Cove Circle
North Salt Lake, Utah 94054

01078277 B: 2429 P: 1378

Page 1 of 10

Mary Ann Trussell, Summit County Utah Recorder
09/26/2017 08:04:43 AM Fee \$35.00

By First American Title Insurance Company-NCS
Electronically Recorded

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR

SPECIAL WARRANTY DEED

A.P.N.: NS-287, NS-446, NS-446-A, NS-446-B, NS-446-C, NS-447, NS-447-B, NS-448

SETAUKET PARTNERS, LLC, a Delaware limited liability company, Grantor, of **Setauket, Suffolk County, State of New York**, hereby and as of September 25, 2017 CONVEYS AND WARRANTS only as against all claiming by, through or under it to **WOHALI PARTNERS, LLC**, a Utah limited liability company, Grantee, of North Salt Lake, Davis County, State of Utah, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Summit County, State of Utah**:

PARCEL 1:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF

SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING TWENTY-TWO (22) COURSES ARE ALONG THE CENTERLINE OF SAID ROAD; THENCE SOUTH 41°03'16" WEST 53.85 FEET; THENCE SOUTH 34°30'05" WEST 150.80 FEET; THENCE SOUTH 28°39'34" WEST 179.47 FEET; THENCE SOUTH 33°37'43" WEST 77.07 FEET; THENCE SOUTH 39°28'03" WEST 131.44 FEET; THENCE SOUTH 34°53'01" WEST 92.58 FEET; THENCE SOUTH 27°41'27" WEST 88.55 FEET; THENCE SOUTH 33°44'30" WEST 43.62 FEET; THENCE SOUTH 37°07'24" WEST 141.75 FEET; THENCE SOUTH 29°21'24" WEST 52.04 FEET; THENCE SOUTH 21°49'21" WEST 100.18 FEET; THENCE SOUTH 31°50'12" WEST 45.56 FEET; THENCE SOUTH 51°28'06" WEST 76.17 FEET; THENCE SOUTH 41°25'35" WEST 85.30 FEET; THENCE SOUTH 33°50'53" WEST 133.42 FEET; THENCE SOUTH 36°26'38" WEST 61.88 FEET; THENCE SOUTH 41°23'11" WEST 174.04 FEET; THENCE SOUTH 35°40'16" WEST 189.93 FEET; THENCE SOUTH 28°04'04" WEST 168.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING SOUTH 4°58'20" WEST; THENCE SOUTH 16°29'08" EAST 95.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING SOUTH 0°54'23" WEST TO A FENCE LINE BEING THE SOUTHERLY LINE OF PARCEL NS-284; THENCE SOUTH 89°18'32" WEST 1732.04 FEET ALONG A FENCE LINE TO A POINT OF INTERSECTION OF THE FOLLOWING PARCELS; NS-284, NS-286, NS-285; THENCE NORTH 24°19'05" EAST 2194.27 FEET ALONG THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 89°15'20" EAST 1970.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°15'20" EAST 2368.50 FEET ALONG THE SECTION LINE TO THE CENTER OF A DIRT ROAD; THE FOLLOWING NINE (9) COURSES ARE ALONG SAID ROAD; THENCE SOUTH 3°42'51" WEST 41.39 FEET; THENCE SOUTH 3°28'18" EAST 94.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING SOUTH 16°33'51" WEST; THENCE SOUTH 38°54'31" WEST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING SOUTH 26°54'29" WEST; THENCE SOUTH 10°59'29" WEST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING SOUTH 26°21'13" WEST; THENCE SOUTH 41°03'30" WEST 54.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 96.93 FEET A RADIUS OF 244.03 FEET A CHORD OF 96.29 FEET BEARING SOUTH 31°32'15" WEST; THENCE NORTH 24°34'29" WEST 110.00 FEET; THENCE SOUTH 89°15'20" WEST 2213.06 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 818.78 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE NORTH 0°07'21" WEST 198.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 07' 21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD; THENCE NORTH 89°15'20" EAST 3071.79 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 1180.02 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 89°15'20" WEST 3397.67 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 34°30'05" EAST 39.10 FEET; THENCE NORTH 41°03'16" EAST 97.18 FEET; THENCE NORTH 34°40'15" EAST 126.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING NORTH 50°55'28" EAST; THENCE NORTH 66°58'53" EAST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING NORTH 51°36'10" EAST; THENCE NORTH 35°06'58" EAST 74.92 FEET; THENCE NORTH 21°12'37" EAST 84.37 FEET; THENCE NORTH 19°23'23" EAST 259.96 FEET; THENCE NORTH 28°06'35" EAST 122.82 FEET; THENCE NORTH 24°52'18" EAST 80.58 FEET; THENCE NORTH 16°08'47" EAST 92.48 FEET; THENCE NORTH 25°34'56" EAST 54.09 FEET; THENCE NORTH 31°51'34" EAST 24.82 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 41°25'35" EAST 76.07 FEET; THENCE NORTH 51°28'06" EAST 76.17 FEET; THENCE NORTH 31°50'12" EAST 45.56 FEET; THENCE NORTH 21°49'21" EAST 100.18 FEET; THENCE NORTH 29°21'24" EAST 52.04 FEET; THENCE NORTH 37°07'24" EAST 141.75 FEET; THENCE NORTH 33°44'30" EAST 43.62 FEET; THENCE NORTH 27°41'27" EAST 88.55 FEET; THENCE NORTH 34°53'01" EAST 92.58 FEET; THENCE NORTH 39°28'03" EAST 131.44 FEET; THENCE NORTH 33°37'43" EAST 77.07 FEET; THENCE NORTH 28°39'34" EAST 179.47 FEET; THENCE NORTH 34°30'05" EAST 111.70 FEET; THENCE NORTH 89°15'20" EAST 3397.67 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 160.08 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 23°13'08" WEST 700.00 FEET ALONG SAID LINE; THENCE SOUTH 0°37'44" EAST 201.86 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" 3746.09 FEET TO THE POINT

OF BEGINNING.

PARCEL 5:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE SOUTH 89°15'20" WEST 1970.29 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 1766.44 FEET ALONG SAID LINE; THENCE NORTH 89°15'20" EAST 2213.06 FEET; THENCE SOUTH 24°34'29" EAST 110.00 FEET TO THE CENTERLINE OF A DIRT ROAD: THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE SOUTH 20°54'43" WEST 88.30 FEET; THENCE SOUTH 27°42'30" WEST 41.44 FEET; THENCE SOUTH 40°56'29" WEST 142.46 FEET; THENCE SOUTH 46°46'23" WEST 118.19 FEET; THENCE SOUTH 43°53'18" WEST 73.17 FEET; THENCE SOUTH 31°51'34" WEST 154.49 FEET; THENCE SOUTH 25°34'56" WEST 54.09 FEET; THENCE SOUTH 16°08'47" WEST 92.48 FEET; THENCE SOUTH 24°52'18" WEST 80.58 FEET; THENCE SOUTH 28°06'35" WEST 122.82 FEET; THENCE SOUTH 19°23'23" WEST 259.96 FEET; THENCE SOUTH 21°12'37" WEST 84.37 FEET; THENCE SOUTH 35°06'58" WEST 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING SOUTH 51°36'10" WEST; THENCE SOUTH 66°58'53" WEST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING SOUTH 50°55'28" WEST; THENCE SOUTH 34°40'15" WEST 126.82 FEET; THENCE SOUTH 41°03'16" WEST 43.34 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 0°07'21" WEST 746.45 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 89°18'32" WEST 245.57 FEET ALONG A FENCE LINE TO THE CENTER OF A DIRT ROAD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING NORTH 0°54'23" EAST; THENCE NORTH 16°39'08" WEST 35.84 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 89°15'20" EAST 400.00 FEET; THENCE SOUTH 0°07'21" EAST 54.97 FEET; THENCE NORTH 89°15'20" EAST 3975.51 FEET TO THE WESTERLY LINE OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 960.50 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE SOUTH

88°31'07" WEST 1148.59 FEET TO THE SOUTH QUARTER CORNER OF SECTION 18, THENCE NORTH 89°12'47" WEST 2616.35 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE NORTH 89°15'20" EAST 3746.09 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 0°37'44" EAST 387.14 FEET ALONG SAID LINE TO A FENCE LINE; THENCE SOUTH 89°55'19" EAST 387.39 FEET ALONG SAID FENCE LINE AND PARCEL LINE TO THE NORTHWEST CORNER OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 483.72 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" WEST 3975.51 FEET; THENCE NORTH 0°07'21" WEST 54.97 FEET; THENCE SOUTH 89°15'20" WEST 400.00 FEET TO THE CENTER OF A DIRT ROAD; THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 16°39'08" WEST 59.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING NORTH 4°58'20" EAST; THENCE NORTH 28°04'04" EAST 168.26 FEET; THENCE NORTH 35°40'16" EAST 189.93 FEET; THENCE NORTH 41°23'11" EAST 174.04 FEET; THENCE NORTH 36°26'38" EAST 61.88 FEET; THENCE NORTH 33°50'53" EAST 133.42 FEET; THENCE NORTH 41°25'35" EAST 9.23 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°07'21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING FIFTEEN (15) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 31°51'34" EAST 129.67 FEET; THENCE NORTH 43°53'18" EAST 73.17 FEET; THENCE NORTH 46°46'23" EAST 118.19 FEET; THENCE NORTH 40°56'29" EAST 142.46 FEET; THENCE NORTH 27°42'30" EAST 41.44 FEET; THENCE NORTH 20°54'43" EAST 88.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.93 FEET, HAVING A RADIUS OF 244.03 FEET, A CHORD OF 96.29 FEET BEARING NORTH 31°32'15" EAST;

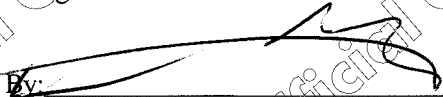
THENCE NORTH 41°03'30" EAST 54.77 FEET; THENCE ALONG A ARC OF A CURVE TO THE LEFT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING NORTH 26°21'13" EAST; THENCE NORTH 10°59'29" EAST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING NORTH 26°54'29" EAST; THENCE NORTH 38°54'31" EAST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING NORTH 16°33'51" EAST; THENCE NORTH 3°28'18" WEST 94.65 FEET; THENCE NORTH 3°42'51" EAST 41.39 FEET; THENCE LEAVING ROAD NORTH 89°15'20" EAST 1375.21 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 56°17'59" EAST 406.43 FEET ALONG A FENCE LINE; THENCE SOUTH 17°00'58" EAST 369.20 FEET ALONG A FENCE LINE; THENCE SOUTH 48°03'27" EAST 780.00 FEET ALONG THE REMAINS OF AN OLD FENCE LINE ON THE GROUND; THENCE SOUTH 12°48'32" WEST 123.14 FEET; THENCE SOUTH 19°43'08" WEST 291.90 FEET; THENCE SOUTH 89°15'20" WEST 3071.79 FEET TO THE POINT OF BEGINNING.

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 A attached hereto and incorporated herein and general real property taxes for the year 2017 and thereafter (collectively, the "Permitted Exceptions").

[Remainder of Page Intentionally Left Blank]

Grantor:
SETAUKET PARTNERS, LLC,
a Delaware limited liability company

By: Setauket Management, Inc.,
its Manager


By: _____
Name: Thomas M. Cotton
Title: President

State of Washington)
County of King) ss.

On September 21, 2017, before me, the undersigned Notary Public, personally appeared Thomas M. Cotton, President of Setauket Management, Inc. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Notary Public

My Commission Expires: 04-25-2020



[Signature Page to Special Warranty Deed]

Exhibit A to Special Warranty Deed

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 October 26, 2005 as Entry No. 756136 in Book 1745 at Page 1707 of Official Records.

Withdrawal of Application (Partial) recorded May 24, 2012 as Entry No. 945938 in Book 2129 at Page 1146 of Official Records.

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 January 9, 2012 as Entry No. 937242 in Book 2111 at Page 559 of Official Records.

The Land is included within the boundaries of Summit County Special Service District #1 and Weber Basin Water Conservancy District, and is subject to charges and assessments made thereby.

Reservations contained within that certain Warranty Deed recorded September 6, 1910 as Entry No. 20289 in Book J at Page 195 of Official Records.

Reservations contained within that certain Patent recorded April 9, 1917 as Entry No. 27493 in Book L at Page 248 of Official Records.

Reservations contained within that certain Patent recorded April 9, 1917 as Entry No. 27494 in Book L at Page 249 of Official Records.

Reservations contained within that certain Patent recorded November 7, 1910 as Entry No. 29900 in Book M at Page 82 of Official Records.

Memorandum recorded July 21, 2005 as Entry No. 743604 in Book 1717 at Page 1995 of Official Records.

Terms, conditions and covenants of a Contract by and between Jeffrey H. Thorpe and J. Denis Kroll and Jay L. Stone, as Petitioner, and Weber Basin Water Conservancy District, as District, recorded January 5, 2006 as Entry No. 764216 in Book 1763 at Page 217 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973322 in Book 2193 at Page 1834 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973323 in Book 2193 at Page 1839 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973324 in Book 2193 at Page 1844 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973325 in Book 2193 at Page 1849 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973326 in Book 2193 at Page 1854 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973327 in Book 2193 at Page 1859 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973328 in Book 2193 at Page 1864 of Official Records.

Terms, conditions and covenants of a Contract by and between Platinum Funding Corp., as Petitioner, and Weber Basin Water Conservancy District, as District, recorded June 26, 2013 as Entry No. 973329 in Book 2193 at Page 1869 of Official Records.

01079137 B: 2431 P: 1120

Page 1 of 21

Mary Ann Trussell, Summit County Utah Recorder

10/06/2017 02:08:36 PM Fee \$76.00

By First American Title Insurance Company-NCS

Electronically Recorded

WHEN RECORDED, MAIL TO:

Gretta C. Spendlove
Durham Jones & Pinegar
111 South Main Street, Suite 2400
Salt Lake City, Utah 843111

Parcel No. _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of the 5th day of October, 2017 (the "Effective Date"), by and between STEPHEN G. BOYDEN, TRUSTEE OF THE STEPHEN GEORGE BOYDEN REVOCABLE INTERVIVOS TRUST ESTABLISHED JUNE 29, 1993 and PATRICIA SHUMWAY BOYDEN, TRUSTEE OF THE PATRICIA SHUMWAY BOYDEN REVOCABLE INTERVIVOS TRUST ESTABLISHED JUNE 29, 1993, (collectively "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, 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").

GRANTOR acknowledges and agrees that GRANTEE holds certain reversion rights relating to the Property which are set forth on Exhibit C attached hereto

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 pages.]

FIRST AMERICAN TITLE
#NCS 863472

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

GRANTOR:

Stephen G. Boyden
STEPHEN G. BOYDEN, Trustee of the
Stephen George Boyden Revocable
Intervivos Trust Established June 29, 1993

Patricia S. Boyden
PATRICIA S. BOYDEN, Trustee of the
Patricia Shumway Boyden Revocable
Intervivos Trust Established June 29, 1993

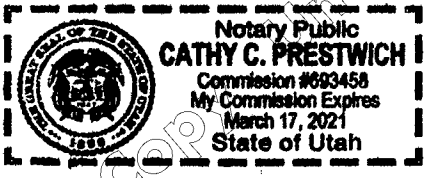
STATE OF UTAH)
) ss:
COUNTY OF SALT LAKE)

On the 5th day of October, 2017, before me, the undersigned Notary Public, personally appeared Stephen G. Boyden, Trustee of the Stephen George Boyden Revocable Intervivos Trust Established June 29, 1993, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

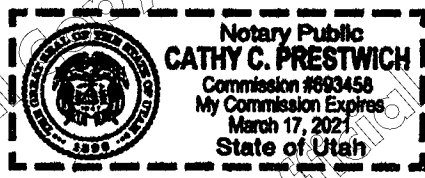
Cathy C. Prestwich
Notary Public

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



On the 5th day of October, 2017, before me, the undersigned Notary Public, personally appeared Stephen G. Boyden, Trustee of the Stephen George Boyden Revocable Intervivos Trust Established June 29, 1993, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Cathy C. Prestwich
Notary Public

EXHIBIT A

Legal Description of Property

The following property is located in Summit County, Utah:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING NORTH 89° 46' EAST 2039.4 FEET; THENCE SOUTH 61° 25' WEST 2315.5 FEET; THENCE NORTH ON THE SECTION LINE 1100 FEET TO THE POINT OF BEGINNING, **NS-303**

PARCEL 2:

IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 1100 FEET; THENCE NORTH 57° 20' WEST 1880 FEET TO THE SECTION LINE; THENCE NORTH 86° 31' EAST ON THE SECTION LINE 1580 FEET TO THE PLACE OF BEGINNING. **NS-301**

PARCEL 3:

IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 NORTH RANGE, 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 86° 10' WEST 1160 FEET; THENCE SOUTH 27° 50' WEST 1075 FEET; THENCE SOUTH 28° 45' WEST 1025 FEET; THENCE SOUTH 43° 00' WEST 1900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 57° 20' EAST 3220 FEET; TO THE SOUTH LINE OF SECTION 14; THENCE NORTH 86° 31' EAST, ON THE SECTION LINE 1580 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ON THE SECTION LINE 5280 FEET TO THE PLACE OF BEGINNING **NS-289**

PARCEL 4:

ALL OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT 3 CHAINS SOUTH 0° 18' EAST FROM THE NORTHEAST CORNER OF SECTION 13 TOWNSHIP 2 NORTH RANGE 4 EAST SALT LAKE BASE AND MERIDIAN; AND RUNNING SOUTH 0° 18' EAST 64.36 CHAINS; THENCE SOUTH 89° 46' WEST 30 CHAINS; THENCE NORTH 25° 00' EAST 71 CHAINS TO THE POINT OF BEGINNING,

ALSO LESS AND EXCEPTING

A TRACT OF LAND CONVEYED BY JOHN S. BOYDEN AND ORPHA S. BOYDEN, HIS WIFE AND LYNN RICHINS AND ALPHA M. RICHINS, HIS WIFE, TO JOHN E. WRIGHT, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 2039.4 FEET NORTH 89° 46' EAST. FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING NORTH 89° 46' EAST 1355.64 FEET; THENCE NORTH 748 FEET; THENCE SOUTH 61° 25' WEST 1551 FEET TO THE POINT OF BEGINNING,

ALSO LESS AND EXCEPTING

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13 IN TOWNSHIP 2 NORTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°46' WEST 1990 FEET; THENCE NORTH 748 FEET; THENCE NORTH 89°46' EAST 1990 FEET; THENCE SOUTH 0°18' EAST 740 FEET TO THE PLACE OF BEGINNING **NS - 285**

PARCEL 5:

IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING NORTH 1068 FEET; THENCE SOUTH 83° 15' WEST 600 FEET; THENCE SOUTH 27° 50' WEST 1215 FEET; THENCE NORTH 86° 10' EAST 1160 FEET, TO THE PLACE OF BEGINNING, **NS - 280**

Said property is also known by the street address of:

No situs address assigned

UT

EXHIBIT B

Permitted Encumbrances

1. The following exception affects Parcel 1:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$4.48. Tax Parcel No. NS-303.

2. The following exception affects Parcel 2:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 7.96. Tax Parcel No. NS-301.

3. The following exception affects Parcel 3:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 123.09. Tax Parcel No. NS-289.

4. The following exception affects Parcel 4:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 168.35. Tax Parcel No. NS-285.

5. The following exception affects Parcel 5:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 13.04. Tax Parcel No. NS-280.

6. The following exception affects Parcel 4 and other property:

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.

7. The following exception affects Parcel 4 and other property:

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 June 21, 1995 as Entry No. 432058 in Book 890 at Page 417 of Official Records.

8. The following exception affects this and other property:

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. 532282 in Book 1236 at Page 334 of Official Records.

9. **The following exception affects Parcel 4 and other property:**

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.

10. **The following exception affects Parcel 4:**

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 July 2, 1999 as Entry No. 543237 in Book 1271 at Page 557 of Official Records.

11. **The following exception affects this and other property:**

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. 1045198 in Book 2352 at Page 688 of Official Records.

12. **The following exception affects this and other property:**

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.

13. **The following exception affects Parcels 2, 4, 5, and other property:**

Reservations contained in that certain Warranty Deed recorded September 6, 1910 as Entry No. 20289 in Book J at Page 195 of Official Records.

14. **The following exception affects Part of Parcel 3 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded November 23, 1920 as Entry No. 31062 in Book M at Page 273 of Official Records.

15. **The following exception affects Part of Parcel 3 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded September 19, 1924 as Entry No. 35506 in Book N at Page 221 of Official Records.

16. **The following exception affects Parcel 1 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded December 18, 1925 as Entry No. 36789 in Book N at Page 441 of Official Records.

17. **The following exception affects Parcel 5 and other property:**

Easement in favor of American Telephone and Telegraph Company of Wyoming recorded November 22, 1930 as Entry No. 45548 in Book T of Misc at Page 154 of Official Records.

18. **The following exception affects Parcel 1:**

Terms and Conditions contained within that certain Warranty Deed recorded November 1, 1947 as Entry No. 76786 in Book T of Warranty Deeds at Page 147 of Official Records.

19. **The following exception affects Parcel 1:**

Lack of a legal right of access to and from the Land.

EXHIBIT C

Grantee's Property Reversion Rights

1. **DEVELOPMENT OF PROPERTY REVERSION RIGHT.** If during the period between the Effective Date, and the second anniversary thereof (the "Development Reversion Period"), Grantee is dissatisfied with its ability to develop the Property in its sole discretion, after taking commercially reasonable efforts to develop the same, then upon written notice from Grantee to Grantor during the Reversion Period, Grantee shall convey, and Grantor shall accept, the Property by special warranty deed (the "Development Reversion"). In exchange for the conveyance of the Property, Grantor and Grantee shall terminate the Promissory Note ("Note") and the Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing ("Trust Deed") executed by Grantee and recorded by Grantor against the Property. In such case, Grantor may retain the Earnest Money provided in connection with sale of the Property, and all payments made under the Note will be retained by Grantee. The Parties shall execute and deliver any and all conveyances, assignments and other documents as may be reasonably necessary to carry out the intent of this Section. Real estate, ad valorem, and personal property taxes and other state, county and municipal taxes and special assessments shall be prorated as of 12:01 a.m. (local time at the Property) on the date the Property is conveyed to Grantor pursuant to this Section (the "Development Reversion Adjustment Date"). Prorations of taxes and assessments with respect to the Property shall be based upon the latest available tax information such that Grantee shall be responsible for all such taxes and assessments levied against the Property to the Reversion Adjustment Date and Grantor shall be responsible for all taxes, special taxes and assessments levied against the Property from and after the Reversion Adjustment Date. Such prorations shall be final.

Grantor and Grantee have entered into a Purchase and Sale Agreement ("Farms PSA") relating to property more particularly described on Exhibit D attached hereto (the "Farms Property"), which sale has not closed as of the date of the Effective Date. In the event that Grantee exercises its Development Reversion pursuant to this Section, and the sale to Grantee of the Farms Property has not closed, Grantee may, at its option, terminate the Farms PSA and obtain a refund of any Earnest Money paid to Grantor under the Farms PSA. In the event that the Farms PSA has closed, Grantee may, at its option, exercise a Development Reversion as to the Farms Property on the same terms as the Development Reversion on the Property.

In the event that Grantee exercises its Development Reversion pursuant to this Section, but Grantor no longer exists, the then owner of the Cabin Property, as depicted on Exhibit D attached hereto, shall perform all of Grantor's obligations required under this Section. At this time, a legal description for the Cabin Property has not been prepared. At such time as a legal description for the Cabin Property exists, Grantor and Grantee shall execute and record an amendment to this Deed, providing such legal description.

2. **CONNECTING EASEMENT REVERSION RIGHT.** Inasmuch as the Farms Land is not contiguous to the Property and the property described on Exhibit F attached hereto (the "Setauket Property") and there is no recorded easement connecting these properties for access purposes, Grantor and Grantee have agreed that, before the second anniversary of the Effective Date, Grantor, at no cost to Grantee, shall cause a perpetual access easement running with the land and in a form reasonably approved by Grantee to be granted and recorded in the official records of the appropriate Utah county(ies) recorder office(s) that grants to the current and all future owner(s) of all, or a portion of, the Property, Setauket Property, or the Farms Land the right for themselves

and their designees to have vehicular access across third-party owned land so that the Property, Setauket Property, and Farms Land are all connected for vehicular access purposes (the "Connecting Easement Obligation").

In the event Grantor is unable to perform the Connecting Easement Obligation before the second anniversary of the Effective Date, then upon written notice from Grantee to Grantor no later than 60 days after the second anniversary of the Effective Date, Grantee shall convey, and Grantor shall accept, the Property by special warranty deed (the "Connecting Easement Reversion"). In exchange for the conveyance of the Property, Grantor and Grantee shall terminate the Note and the Trust Deed. In such case, Grantor shall return the Earnest Money, and all payments made under the Note to Grantee. The Parties shall execute and deliver any and all conveyances, assignments and other documents as may be reasonably necessary to carry out the intent of this Section. Real estate, ad valorem, and personal property taxes and other state, county and municipal taxes and special assessments shall be prorated as of 12:01 a.m. (local time at the Property) on the date the Property is conveyed to Grantor pursuant to this Section (the "Connecting Easement Reversion Adjustment Date"). Prorations of taxes and assessments with respect to the Property shall be based upon the latest available tax information such that Grantee shall be responsible for all such taxes and assessments levied against the Property to the Connecting Easement Reversion Adjustment Date and Grantor shall be responsible for all taxes, special taxes and assessments levied against the Property from and after the Connecting Easement Reversion Adjustment Date. Such prorations shall be final.

In the event that Grantee exercises its Connecting Easement Reversion pursuant to this Section, and the sale to Grantee of the Farms Property has not closed, Grantee may, at its option, terminate the Farms PSA and obtain a refund of any Earnest Money paid to Grantor under the Farms PSA. In the event that the Farms PSA has closed, Grantee may, at its option, exercise a Connecting Easement Reversion as to the Farms Property on the same terms as the Connecting Easement Reversion on the Property.

In the event that Grantee exercises its Connecting Easement Reversion pursuant to this Section, but Grantor no longer exists, the then owner of the Cabin Property shall perform all of Grantor's obligations required under this Section.

3. **SURVEY REVERSION RIGHT.** Inasmuch as Grantee was not able to obtain a survey on the Property prior to the Effective Date, Grantor and Grantee have agreed that, if Grantee determines, in its sole discretion, that the survey obtained by Grantee for the Property evidences a problem that would be difficult or expensive to resolve or would impair the value of the Property, then upon written notice from Grantee to Grantor no later than December 31, 2017, Grantee shall convey, and Grantor shall accept, the Property by special warranty deed (the "Survey Reversion"). In exchange for the conveyance of the Property, Grantor and Grantee shall terminate the Note and the Trust Deed. In such case, Grantor shall return the Earnest Money, and all payments made under the Note to Grantee. The Parties shall execute and deliver any and all conveyances, assignments and other documents as may be reasonably necessary to carry out the intent of this Section. Real estate, ad valorem, and personal property taxes and other state, county and municipal taxes and special assessments shall be prorated as of 12:01 a.m. (local time at the Property) on the date the Property is conveyed to Grantor pursuant to this Section (the "Survey Reversion Adjustment Date"). Prorations of taxes and assessments with respect to the Property shall be based upon the latest available tax information such that Grantee shall be responsible for all such taxes and assessments levied against the Property to the Survey Reversion Adjustment Date and Grantor shall be responsible for all taxes, special taxes and assessments levied against the Property from and after the Survey Reversion Adjustment Date. Such prorations shall be final.

In the event that Grantee exercises its Survey Reversion pursuant to this Section, and the sale to Grantee of the Farms Property has not closed, Grantee may, at its option, terminate the Farms PSA and obtain a refund of any Earnest Money paid to Grantor under the Farms PSA. In the event that the Farms PSA has closed, Grantee may, at its option, exercise a Survey Reversion as to the Farms Property on the same terms as the Survey Reversion on the Property.

In the event that Grantee exercises its Survey Reversion pursuant to this Section, but Grantor no longer exists, the then owner of the Cabin Property shall perform all of Grantor's obligations required under this Section.

EXHIBIT D

Legal Description of Farms Property

The following properties are 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 **NS 294**

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. NS - 295

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. NS - 296

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 NS - 298 - A

PARCEL 5:

THE EAST HALF OF THE WEST HALF OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN NS - 299

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. NS - 317

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.

NS - BDY - 21

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

NS - BDY - 20

Said property is also known by the street address of:

No situs address assigned

UT

The following properties are located in Morgan County, Utah:

PARCEL NO.: 00-0000-2731

PARCEL 2: ALL OF LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, & 16 IN SEC 20, T2N, R4E, SLB&M. CONT 470.54 AC.

PARCEL NO.: 00-0000-2749

PARCEL 3:

ALL OF SEC 21, T2N, R4E, SLB&M. CONT 640 AC. RE: LESS THAT FOL AMT: THAT PORT LYING WITH SUMMIT CO. LEAVING 337.32 AC. NOTE: THIS DESC IS FOR TAXING & MAPPING PURPOSES ONLY. IT IS THE REMAINING PARCEL DESC. SEE DEED FOR LESS AND EXCEPTING PORT IN SUMMIT CO. SHOULD OF ALSO EXCEPTED OTHER PIECES IN SUMMIT CO. 3.69 AC. & 140.46 AC. (M146-639 DESC. ALSO LESSES AC.)

PARCEL NO.: 00-0000-2764

PARCEL 4:

ALL OF SEC 28, T2N, R4E, SLB&M. EX CEPT THEREFR THE FOL DESC TRACT OF LAND: PT OF THE NE ¼ OF SEC 28, T2N, R4E, SLB&M. BEG AT THE NE COR STONE OF THE SD SEC 28 & RUN TH S 0°02' W 1666 FT ALG THE SEC LN; TH ALG A RIDGE 3 COUR AS FOLS: N 26°51' W 796.6 FT; TH N 24° W 854 FT; TH N 41° W 155.5 FT TO SEC LN; TH ALG SD LN N 85°55' E 812.3 FT TO THE POB. CONT 624.8 AC.

PARCEL NO.: 00-0000-2780

PARCEL 5:

ALL OF SEC 29, T2N, R4E, SLB&M. CONT 628.16 AC.

PARCEL NO.: 00-0005-0375

PARCEL 1:

LOTS 9, 10, 11, 12, 13, 14, 15, & 16 OF SECTION 16, T2N, R4E, SLB&M. RE: LESS THE FOL AMT THAT PORT LYING WITHIN SUMMIT CO. LEAVING 50.87 AC.

PARCEL NO.: 00-0005-0383

ALL OF SECTION 27, T2N, R4E, SLB&M. EXCEPT THAT PORT LYING IN SUMMIT COUNTY. CONT 116.37 AC.

EXHIBIT E

Map Depicting Location of Cabin Property as a Portion of Farms Property

EXHIBIT F

Legal Description of Setauket Property

SUMMIT COUNTY, UTAH

PARCEL 1:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING TWENTY-TWO (22) COURSES ARE ALONG THE CENTERLINE OF SAID ROAD; THENCE SOUTH 41°03'16" WEST 53.85 FEET; THENCE SOUTH 34°30'05" WEST 150.80 FEET; THENCE SOUTH 28°39'34" WEST 179.47 FEET; THENCE SOUTH 33°37'43" WEST 77.07 FEET; THENCE SOUTH 39°28'03" WEST 131.44 FEET; THENCE SOUTH 34°53'01" WEST 92.58 FEET; THENCE SOUTH 27°41'27" WEST 88.55 FEET; THENCE SOUTH 33°44'30" WEST 43.62 FEET; THENCE SOUTH 37°07'24" WEST 141.75 FEET; THENCE SOUTH 29°21'24" WEST 52.04 FEET; THENCE SOUTH 21°49'21" WEST 100.18 FEET; THENCE SOUTH 31°50'12" WEST 45.56 FEET; THENCE SOUTH 51°28'06" WEST 76.17 FEET; THENCE SOUTH 41°25'35" WEST 85.30 FEET; THENCE SOUTH 33°50'53" WEST 133.42 FEET; THENCE SOUTH 36°26'38" WEST 61.88 FEET; THENCE SOUTH 41°23'11" WEST 174.04 FEET; THENCE SOUTH 35°40'16" WEST 189.93 FEET; THENCE SOUTH 28°04'04" WEST 168.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING SOUTH 4°58'20" WEST; THENCE SOUTH 16°29'08" EAST 95.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING SOUTH 0°54'23" WEST TO A FENCE LINE BEING THE SOUTHERLY LINE OF PARCEL NS-284; THENCE SOUTH 89°18'32" WEST 1732.04 FEET ALONG A FENCE LINE TO A POINT OF INTERSECTION OF THE FOLLOWING PARCELS; NS-284, NS-286, NS-285; THENCE NORTH 24°19'05" EAST 2194.27 FEET ALONG THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 89°15'20" EAST 1970.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°15'20" EAST 2368.50 FEET ALONG THE SECTION LINE TO THE CENTER OF A DIRT ROAD: THE FOLLOWING NINE (9) COURSES ARE ALONG SAID ROAD; THENCE SOUTH 3°42'51" WEST 41.39 FEET; THENCE SOUTH 3°28'18" EAST 94.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING SOUTH 16°33'51" WEST; THENCE SOUTH 38°54'31" WEST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING SOUTH 26°54'29" WEST; THENCE SOUTH 10°59'29" WEST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING SOUTH 26°21'13" WEST; THENCE SOUTH 41°03'30" WEST 54.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 96.93 FEET A RADIUS OF 244.03 FEET A CHORD OF 96.29 FEET BEARING SOUTH 31°32'15" WEST; THENCE NORTH 24°34'29" WEST 110.00 FEET; THENCE SOUTH 89°15'20" WEST 2213.06 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 818.78 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE NORTH 0°07'21" WEST 198.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 07' 21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD; THENCE NORTH 89°15'20" EAST 3071.79 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 1180.02 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 89°15'20" WEST 3397.67 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 34°30'05" EAST 39.10 FEET; THENCE NORTH 41°03'16" EAST 97.18 FEET; THENCE NORTH 34°40'15" EAST 126.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING NORTH 50°55'28" EAST; THENCE NORTH 66°58'53" EAST 64.61 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING NORTH 51°36'10" EAST; THENCE NORTH 35°06'58" EAST 74.92 FEET; THENCE NORTH 21°12'37" EAST 84.37 FEET; THENCE NORTH 19°23'23" EAST 259.96 FEET; THENCE NORTH 28°06'35" EAST 122.82 FEET; THENCE NORTH 24°52'18" EAST 80.58 FEET; THENCE NORTH 16°08'47" EAST 92.48 FEET; THENCE NORTH 25°34'56" EAST 54.09 FEET; THENCE NORTH 31°51'34" EAST 24.82 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG SAID ROAD CENTERLINE, THENCE NORTH 41°25'35" EAST 76.07 FEET; THENCE NORTH 51°28'06" EAST 76.17 FEET; THENCE NORTH 31°50'12" EAST 45.56 FEET; THENCE NORTH 21°49'21" EAST 100.18 FEET; THENCE NORTH 29°21'24" EAST 52.04 FEET; THENCE NORTH 37°07'24" EAST 141.75 FEET; THENCE NORTH 33°44'30" EAST 43.62 FEET; THENCE NORTH 27°41'27" EAST 88.55 FEET; THENCE NORTH 34°53'01" EAST 92.58 FEET; THENCE NORTH 39°28'03" EAST 131.44 FEET; THENCE NORTH 33°37'43" EAST 77.07 FEET; THENCE NORTH 28°39'34" EAST 179.47 FEET; THENCE NORTH 34°30'05" EAST 111.70 FEET; THENCE NORTH 89°15'20" EAST 3397.67 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 160.08 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 23°13'08" WEST 700.00 FEET ALONG SAID LINE; THENCE SOUTH 0°37'44" EAST 201.86 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" 3746.09 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE SOUTH 89°15'20" WEST 1970.29 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 1766.44 FEET ALONG SAID LINE; THENCE NORTH 89°15'20" EAST 2213.06 FEET; THENCE SOUTH 24°34'29"

EAST 110.00 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE SOUTH 20°54'43" WEST 88.30 FEET; THENCE SOUTH 27°42'30" WEST 41.44 FEET; THENCE SOUTH 40°56'29" WEST 142.46 FEET; THENCE SOUTH 46°46'23" WEST 118.19 FEET; THENCE SOUTH 43°53'18" WEST 73.17 FEET; THENCE SOUTH 31°51'34" WEST 154.49 FEET; THENCE SOUTH 25°34'56" WEST 54.09 FEET; THENCE SOUTH 16°08'47" WEST 92.48 FEET; THENCE SOUTH 24°52'18" WEST 80.58 FEET; THENCE SOUTH 28°06'35" WEST 122.82 FEET; THENCE SOUTH 19°23'23" WEST 259.96 FEET; THENCE SOUTH 21°12'37" WEST 84.37 FEET; THENCE SOUTH 35°06'58" WEST 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING SOUTH 51°36'10" WEST; THENCE SOUTH 66°58'53" WEST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING SOUTH 50°55'28" WEST; THENCE SOUTH 34°40'15" WEST 126.82 FEET; THENCE SOUTH 41°03'16" WEST 43.34 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 0°07'21" WEST 746.45 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 89°18'32" WEST 245.57 FEET ALONG A FENCE LINE TO THE CENTER OF A DIRT ROAD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING NORTH 0°54'23" EAST; THENCE NORTH 16°39'08" WEST 35.84 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 89°15'20" EAST 400.00 FEET; THENCE SOUTH 0°07'21" EAST 54.97 FEET; THENCE NORTH 89°15'20" EAST 3975.51 FEET TO THE WESTERLY LINE OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 960.50 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE SOUTH 88°31'07" WEST 1148.59 FEET TO THE SOUTH QUARTER CORNER OF SECTION 18, THENCE NORTH 89°12'47" WEST 2616.35 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE NORTH 89°15'20" EAST 3746.09 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 0°37'44" EAST 387.14 FEET ALONG SAID LINE TO A FENCE LINE; THENCE SOUTH 89°55'19" EAST 387.39 FEET ALONG SAID FENCE LINE AND PARCEL LINE TO THE NORTHWEST CORNER OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 483.72 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" WEST 3975.51 FEET; THENCE NORTH 0°07'21" WEST 54.97 FEET; THENCE SOUTH 89°15'20" WEST 400.00 FEET TO THE CENTER OF A DIRT ROAD; THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 16°39'08" WEST 59.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING NORTH 4°58'20" EAST; THENCE NORTH 28°04'04" EAST 168.26 FEET; THENCE NORTH 35°40'16" EAST 189.93 FEET; THENCE NORTH 41°23'11" EAST 174.04 FEET; THENCE NORTH 36°26'38" EAST 61.88 FEET; THENCE NORTH 33°50'53" EAST 133.42 FEET; THENCE NORTH 41°25'35" EAST 9.23 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°07'21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING FIFTEEN (15) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 31°51'34" EAST 129.67 FEET; THENCE NORTH 43°53'18" EAST 73.17 FEET; THENCE NORTH 46°46'23" EAST 118.19 FEET; THENCE NORTH 40°56'29" EAST 142.46 FEET; THENCE NORTH 27°42'30" EAST 41.44 FEET; THENCE NORTH 20°54'43" EAST 88.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.93 FEET, HAVING A RADIUS OF 244.03 FEET, A CHORD OF 96.29 FEET BEARING NORTH 31°32'15" EAST; THENCE NORTH 41°03'30" EAST 54.77 FEET; THENCE ALONG A ARC OF A CURVE TO THE LEFT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING NORTH 26°21'13" EAST; THENCE NORTH 10°59'29" EAST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING NORTH 26°54'29" EAST; THENCE NORTH 38°54'31" EAST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING NORTH 16°33'51" EAST; THENCE NORTH 3°28'18" WEST 94.65 FEET; THENCE NORTH 3°42'51" EAST 41.39 FEET; THENCE LEAVING ROAD NORTH 89°15'20" EAST 1375.21 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 56°17'59" EAST 406.43 FEET ALONG A FENCE LINE; THENCE SOUTH 17°00'58" EAST 369.20 FEET ALONG A FENCE LINE; THENCE SOUTH 48°03'27" EAST 780.00

FEET ALONG THE REMAINS OF AN OLD FENCE LINE ON THE GROUND; THENCE SOUTH 12°48'32" WEST 123.14 FEET; THENCE SOUTH 19°43'08" WEST 291.90 FEET; THENCE SOUTH 89°15'20" WEST 3071.79 FEET TO THE POINT OF BEGINNING.

A.P.N. NS-287 and NS-446 and NS-446-A and NS-446-B and NS-446-C and NS-447 and NS-447-B and NS-448

01082015 B: 2439 P: 0385

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Mary Ann Trussell, Summit County Utah Recorder
11/22/2017 10:49:06 AM Fee \$76.00

By FIRST AMERICAN TITLE INSURANCE COMPANY-NCS
Electronically Recorded

WHEN RECORDED, MAIL TO:

Gretta C. Spendlove
Durham Jones & Pinegar
111 South Main Street, Suite 2400
Salt Lake City, Utah 843111

Parcel No. _____

**SPECIAL WARRANTY DEED
(Corrected)**

THIS SPECIAL WARRANTY DEED (the "Deed") is made and entered into as of the 21 day of November, 2017 (the "Effective Date"), by and between STEPHEN G. BOYDEN, TRUSTEE OF THE STEPHEN GEORGE BOYDEN REVOCABLE INTERVIVOS TRUST ESTABLISHED JUNE 29, 1993 and PATRICIA SHUMWAY BOYDEN, TRUSTEE OF THE PATRICIA SHUMWAY BOYDEN REVOCABLE INTERVIVOS TRUST ESTABLISHED JUNE 29, 1993 (collectively "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, 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").

GRANTOR acknowledges and agrees that GRANTEE holds certain reversion rights relating to the Property which are set forth on Exhibit C attached hereto (the "Reversion Rights"). Exhibits D, E, and F relate to the Reversion Rights and are not intended as a conveyance of property.

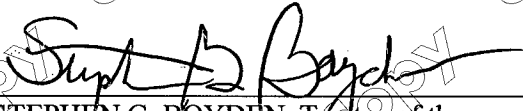
The rights and obligations described in the Deed and its Exhibits shall be binding upon the successors and assigns of GRANTOR and GRANTEE and shall run with the land.


As provided in UCA §57-3-106(8), this Deed is being rerecorded, including the reexecution hereof, by the parties thereto for the purpose of correcting the notary acknowledgement for Patricia S. Boyden, Trustee of the Patricia Shumway Boyden Revocable Intervivos Trust Established June 29, 1993, which notary acknowledgement was used when the Deed was recorded October 6, 2017, as Entry No. 1079137, in Book 2431, at Page 1120, in the Official Records of Summit County, State of Utah. The re-executed Deed also adds a legal description for the Cabin Property described on Exhibit E and substitutes a new legal description for the Farms Property described on Exhibit D. The Reversion Rights described on Exhibit C have also been changed in some respects.

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

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

GRANTOR:


STEPHEN G. BOYDEN, Trustee of the
Stephen George Boyden Revocable
Intervivos Trust Established June 29, 1993

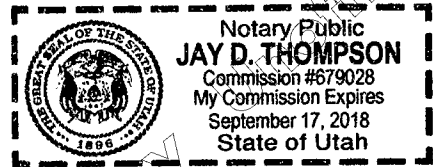

PATRICIA S. BOYDEN, Trustee of the
Patricia Shumway Boyden Revocable
Intervivos Trust Established June 29, 1993

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, Trustee of the Stephen George Boyden Revocable Intervivos Trust Established June 29, 1993, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity.




Notary Public



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

On the 21 day of November, 2017, before me, the undersigned Notary Public, personally appeared Patricia S. Boyden, Trustee of the ~~Stephen George~~ ^{Patricia Shumway} Boyden Revocable Intervivos Trust Established June 29, 1993, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity.



Notary Public

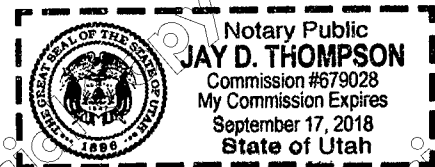


EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The following property is located in Summit County, Utah:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING NORTH 89° 46' EAST 2039.4 FEET; THENCE SOUTH 61° 25' WEST 2315.5 FEET; THENCE NORTH ON THE SECTION LINE 1100 FEET TO THE POINT OF BEGINNING,

PARCEL 2:

IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT NORTHEAST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 1100 FEET; THENCE NORTH 57° 20' WEST 1880 FEET TO THE SECTION LINE; THENCE NORTH 86° 31' EAST ON THE SECTION LINE 1580 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

IN SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT NORTHEAST CORNER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING SOUTH 86° 10' WEST 1160 FEET; THENCE SOUTH 27° 50' WEST 1075 FEET; THENCE SOUTH 28° 45' WEST 1025 FEET; THENCE SOUTH 43° 00' WEST 1900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 69° 30' WEST 900 FEET; THENCE SOUTH 57° 20' EAST 3220 FEET; TO THE SOUTH LINE OF SECTION 14; THENCE NORTH 86° 31' EAST, ON THE SECTION LINE 1580 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH ON THE SECTION LINE 5280 FEET TO THE PLACE OF BEGINNING

PARCEL 4:

ALL OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

LESS AND EXCEPTING THE FOLLOWING:

BEGINNING AT A POINT 3 CHAINS SOUTH 0° 18' EAST FROM THE NORTHEAST CORNER OF SECTION 13 TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING SOUTH 0° 18' EAST 64.36 CHAINS; THENCE SOUTH 89° 46' WEST 30 CHAINS; THENCE NORTH 25° 00' EAST 71 CHAINS TO THE POINT OF BEGINNING,

ALSO LESS AND EXCEPTING

A TRACT OF LAND CONVEYED BY JOHN S. BOYDEN AND ORPHA S. BOYDEN, HIS WIFE, AND LYNN RICHINS AND ALPHA M. RICHINS, HIS WIFE, TO JOHN E. WRIGHT, ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 2039.4 FEET NORTH 89° 46' EAST. FROM THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING NORTH 89° 46' EAST 1355.64 FEET; THENCE NORTH 748 FEET; THENCE SOUTH 61° 25' WEST 1551 FEET TO THE POINT OF BEGINNING,

ALSO LESS AND EXCEPTING

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 13 IN TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°46' WEST 1990 FEET; THENCE NORTH 748 FEET; THENCE NORTH 89°46' EAST 1990 FEET; THENCE SOUTH 0°18' EAST 740 FEET TO THE PLACE OF BEGINNING

PARCEL 5:

IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING NORTH 1068 FEET; THENCE SOUTH 83° 15' WEST 600 FEET; THENCE SOUTH 27° 50' WEST 1215 FEET; THENCE NORTH 86° 10' EAST 1160 FEET, TO THE PLACE OF BEGINNING,

Said property is also known by the street address of:

No situs address assigned

UT

EXHIBIT B

PERMITTED ENCUMBRANCES

1. The following exception affects Parcel 1:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$4.48. Tax Parcel No. NS-303.

2. The following exception affects Parcel 2:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 7.96. Tax Parcel No. NS-301.

3. The following exception affects Parcel 3:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 123.09. Tax Parcel No. NS-289.

4. The following exception affects Parcel 4:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 168.35. Tax Parcel No. NS-285.

5. The following exception affects Parcel 5:

Taxes for the year 2017 now a lien, not yet due. General property taxes for the year 2016 were paid in the amount of \$ 13.04. Tax Parcel No. NS-280.

6. The following exception affects Parcel 4 and other property:

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.

7. The following exception affects Parcel 4 and other property:

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 June 21, 1995 as Entry No. 432058 in Book 890 at Page 417 of Official Records.

8. The following exception affects this and other property:

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. 532282 in Book 1236 at Page 334 of Official Records.

9. **The following exception affects Parcel 4 and other property:**

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.

10. **The following exception affects Parcel 4:**

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 July 2, 1999 as Entry No. 543237 in Book 1271 at Page 557 of Official Records.

11. **The following exception affects this and other property:**

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. 1045198 in Book 2352 at Page 688 of Official Records.

12. **The following exception affects this and other property:**

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.

13. **The following exception affects Parcels 2, 4, 5, and other property:**

Reservations contained in that certain Warranty Deed recorded September 6, 1910 as Entry No. 20289 in Book J at Page 195 of Official Records.

14. **The following exception affects Part of Parcel 3 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded November 23, 1920 as Entry No. 31062 in Book M at Page 273 of Official Records.

15. **The following exception affects Part of Parcel 3 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded September 19, 1924 as Entry No. 35506 in Book N at Page 221 of Official Records.

16. **The following exception affects Parcel 1 and other property:**

Vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs, used in connection with such water rights, as maybe recognized and acknowledged by the local customs, laws, and decisions of courts and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises, hereby granted, as provided by law, as disclosed within that certain Patent recorded December 18, 1925 as Entry No. 36789 in Book N at Page 441 of Official Records.

17. **The following exception affects Parcel 5 and other property:**

Easement in favor of American Telephone and Telegraph Company of Wyoming recorded November 22, 1930 as Entry No. 45548 in Book T of Misc at Page 154 of Official Records.

18. **The following exception affects Parcel 1:**

Terms and Conditions contained within that certain Warranty Deed recorded November 1, 1947 as Entry No. 76786 in Book T of Warranty Deeds at Page 147 of Official Records.

19. **The following exception affects Parcel 1:**

Lack of a legal right of access to and from the Land.

EXHIBIT C

GRANTEE'S PROPERTY REVERSION RIGHTS

NOTE: This Exhibit C only provides notice of Reversion Rights and is not meant as a conveyance of property.

1. **DEVELOPMENT OF PROPERTY REVERSION RIGHT.** If during the period between the Effective Date, and the second anniversary thereof (the "Development Reversion Period"), Grantee is dissatisfied with its ability to develop the Property in its sole discretion, after taking commercially reasonable efforts to develop the same, then upon written notice from Grantee to Grantor during the Reversion Period, Grantee shall convey, and Grantor shall accept, the Property by special warranty deed (the "Development Reversion"). In exchange for the conveyance of the Property, Grantor and Grantee shall terminate the Promissory Note ("Note") and the Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing ("Trust Deed") executed by Grantee and recorded by Grantor against the Property. In such case, Grantor may retain the Earnest Money provided in connection with sale of the Property (the "Earnest Money"), and all payments made under the Note will be retained by Grantee. The Parties shall execute and deliver any and all conveyances, assignments and other documents as may be reasonably necessary to carry out the intent of this Section. Real estate, ad valorem, and personal property taxes and other state, county and municipal taxes and special assessments shall be prorated as of 12:01 a.m. (local time at the Property) on the date the Property is conveyed to Grantor pursuant to this Section (the "Development Reversion Adjustment Date"). Prorations of taxes and assessments with respect to the Property shall be based upon the latest available tax information such that Grantee shall be responsible for all such taxes and assessments levied against the Property to the Reversion Adjustment Date and Grantor shall be responsible for all taxes, special taxes and assessments levied against the Property from and after the Reversion Adjustment Date. Such prorations shall be final.

Grantor and Grantee have entered into a Purchase and Sale Agreement ("Farms PSA") relating to property more particularly described on Exhibit D attached hereto (the "Farms Property"), which sale has not closed as of the date of the Effective Date. In the event that Grantee exercises its Development Reversion pursuant to this Section, and the sale to Grantee of the Farms Property has not closed, Grantee may, at its option, terminate the Farms PSA and obtain a refund of any Earnest Money paid to Grantor under the Farms PSA. In the event that the Farms PSA has closed, Grantee may, at its option, exercise a Development Reversion as to the Farms Property on the same terms as the Development Reversion on the Property.

In the event that Grantee exercises its Development Reversion pursuant to this Section, but Grantor no longer exists, the then owner of the Cabin Property, as described on Exhibit E attached hereto, shall perform all of Grantor's obligations required under this Section.

2. **SURVEY REVERSION RIGHT.** Inasmuch as Grantee was not able to obtain a survey on the Property prior to the Effective Date, Grantor and Grantee have agreed that, if Grantee determines, in its sole discretion, that the survey obtained by Grantee for the Property evidences a problem that would be difficult or expensive to resolve or would impair the value of the Property, then upon written notice from Grantee to Grantor no later than December 31, 2017, Grantee shall convey, and Grantor shall accept, the Property by special warranty deed (the "Survey Reversion"). In exchange for the conveyance of the Property, Grantor and Grantee shall terminate the Note and the Trust Deed. In such case, Grantor shall return the Earnest Money, and all

payments made under the Note to Grantee. The Parties shall execute and deliver any and all conveyances, assignments and other documents as may be reasonably necessary to carry out the intent of this Section. Real estate, ad valorem, and personal property taxes and other state, county and municipal taxes and special assessments shall be prorated as of 12:01 a.m. (local time at the Property) on the date the Property is conveyed to Grantor pursuant to this Section (the "Survey Reversion Adjustment Date"). Prorations of taxes and assessments with respect to the Property shall be based upon the latest available tax information such that Grantee shall be responsible for all such taxes and assessments levied against the Property to the Survey Reversion Adjustment Date and Grantor shall be responsible for all taxes, special taxes and assessments levied against the Property from and after the Survey Reversion Adjustment Date. Such prorations shall be final.

In the event that Grantee exercises its Survey Reversion pursuant to this Section, and the sale to Grantee of the Farms Property has not closed, Grantee may, at its option, terminate the Farms PSA and obtain a refund of any Earnest Money paid to Grantor under the Farms PSA. In the event that the Farms PSA has closed, Grantee may, at its option, exercise a Survey Reversion as to the Farms Property on the same terms as the Survey Reversion on the Property.

In the event that Grantee exercises its Survey Reversion pursuant to this Section, but Grantor no longer exists, the then owner of the Cabin Property shall perform all of Grantor's obligations required under this Section.

EXHIBIT D

LEGAL DESCRIPTION OF FARMS PROPERTY

NOTE: This Exhibit D relates to the Reversion Rights described in Exhibit C is not meant as a conveyance 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 E

LEGAL DESCRIPTION OF CABIN PROPERTY

NOTE: This Exhibit E relates to the Reversion Rights described in Exhibit C is not meant as a conveyance of 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 F

LEGAL DESCRIPTION OF SETAUKET PROPERTY

NOTE: This Exhibit F relates to the Reversion Rights described in Exhibit C is not meant as a conveyance of property.

The following property is located in Summit County, Utah:

PARCEL 1:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING TWENTY-TWO (22) COURSES ARE ALONG THE CENTERLINE OF SAID ROAD; THENCE SOUTH 41°03'16" WEST 53.85 FEET; THENCE SOUTH 34°30'05" WEST 150.80 FEET; THENCE SOUTH 28°39'34" WEST 179.47 FEET; THENCE SOUTH 33°37'43" WEST 77.07 FEET; THENCE SOUTH 39°28'03" WEST 131.44 FEET; THENCE SOUTH 34°53'01" WEST 92.58 FEET; THENCE SOUTH 27°41'27" WEST 88.55 FEET; THENCE SOUTH 33°44'30" WEST 43.62 FEET; THENCE SOUTH 37°07'24" WEST 141.75 FEET; THENCE SOUTH 29°21'24" WEST 52.04 FEET; THENCE SOUTH 21°49'21" WEST 100.18 FEET; THENCE SOUTH 31°50'12" WEST 45.56 FEET; THENCE SOUTH 51°28'06" WEST 76.17 FEET; THENCE SOUTH 41°25'35" WEST 85.30 FEET; THENCE SOUTH 33°50'53" WEST 133.42 FEET; THENCE SOUTH 36°26'38" WEST 61.88 FEET; THENCE SOUTH 41°23'11" WEST 174.04 FEET; THENCE SOUTH 35°40'16" WEST 189.93 FEET; THENCE SOUTH 28°04'04" WEST 168.26 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING SOUTH 4°58'20" WEST; THENCE SOUTH 16°29'08" EAST 95.08 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING SOUTH 0°54'23" WEST TO A FENCE LINE BEING THE SOUTHERLY LINE OF PARCEL NS-284; THENCE SOUTH 89°18'32" WEST 1732.04 FEET ALONG A FENCE LINE TO A POINT OF INTERSECTION OF THE FOLLOWING PARCELS; NS-284, NS-286, NS-285; THENCE NORTH 24°19'05" EAST 2194.27 FEET ALONG THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 89°15'20" EAST 1970.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°15'20" EAST 2368.50 FEET ALONG THE SECTION LINE TO THE CENTER OF A DIRT ROAD; THE FOLLOWING NINE (9) COURSES ARE ALONG SAID ROAD; THENCE SOUTH 3°42'51" WEST 41.39 FEET; THENCE SOUTH 3°28'18" EAST 94.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING SOUTH 16°33'51" WEST; THENCE SOUTH 38°54'31" WEST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING SOUTH 26°54'29" WEST; THENCE SOUTH 10°59'29" WEST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING SOUTH 26°21'13" WEST; THENCE SOUTH 41°03'30" WEST 54.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 96.93 FEET A RADIUS OF 244.03 FEET A CHORD OF 96.29 FEET BEARING SOUTH 31°32'15" WEST; THENCE NORTH 24°34'29" WEST 110.00 FEET; THENCE SOUTH 89°15'20" WEST 2213.06 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 818.78 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE NORTH 0°07'21" WEST 198.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 8 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00° 07' 21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH , RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD; THENCE NORTH 89°15'20" EAST 3071.79 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 1180.02 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 89°15'20" WEST 3397.67 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 34°30'05" EAST 39.10 FEET; THENCE NORTH 41°03'16" EAST 97.18 FEET; THENCE NORTH 34°40'15" EAST 126.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING NORTH 50°55'28" EAST; THENCE NORTH 66°58'53" EAST 64.61 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING NORTH 51°36'10" EAST; THENCE NORTH 35°06'58" EAST 74.92 FEET; THENCE NORTH 21°12'37" EAST 84.37 FEET; THENCE NORTH 19°23'23" EAST 259.96 FEET; THENCE NORTH 28°06'35" EAST 122.82 FEET; THENCE NORTH 24°52'18" EAST 80.58 FEET; THENCE NORTH 16°08'47" EAST 92.48 FEET; THENCE NORTH 25°34'56" EAST 54.09 FEET; THENCE NORTH 31°51'34" EAST 24.82 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING THIRTEEN (13) COURSES ARE ALONG SAID ROAD CENTERLINE, THENCE NORTH 41°25'35" EAST 76.07 FEET; THENCE NORTH 51°28'06" EAST 76.17 FEET; THENCE NORTH 31°50'12" EAST 45.56 FEET; THENCE NORTH 21°49'21" EAST 100.18 FEET; THENCE NORTH 29°21'24" EAST 52.04 FEET; THENCE NORTH 37°07'24" EAST 141.75 FEET; THENCE NORTH 33°44'30" EAST 43.62 FEET; THENCE NORTH 27°41'27" EAST 88.55 FEET; THENCE NORTH 34°53'01" EAST 92.58 FEET; THENCE NORTH 39°28'03" EAST 131.44 FEET; THENCE NORTH 33°37'43" EAST 77.07 FEET; THENCE NORTH 28°39'34" EAST 179.47 FEET; THENCE NORTH 34°30'05" EAST 111.70 FEET; THENCE NORTH 89°15'20" EAST 3397.67 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 19°43'08" WEST 160.08 FEET ALONG SAID PARCEL LINE; THENCE SOUTH 23°13'08" WEST 700.00 FEET ALONG SAID LINE; THENCE SOUTH 0°37'44" EAST 201.86 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" 3746.09 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 2736.07 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 900.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE SOUTH 89°15'20" WEST 1970.29 FEET TO THE EASTERLY LINE OF PARCEL NS-285; THENCE NORTH 24°19'05" EAST 1766.44 FEET ALONG SAID LINE; THENCE NORTH 89°15'20" EAST 2213.06 FEET; THENCE SOUTH 24°34'29"

EAST 110.00 FEET TO THE CENTERLINE OF A DIRT ROAD; THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE SOUTH 20°54'43" WEST 88.30 FEET; THENCE SOUTH 27°42'30" WEST 41.44 FEET; THENCE SOUTH 40°56'29" WEST 142.46 FEET; THENCE SOUTH 46°46'23" WEST 118.19 FEET; THENCE SOUTH 43°53'18" WEST 73.17 FEET; THENCE SOUTH 31°51'34" WEST 154.49 FEET; THENCE SOUTH 25°34'56" WEST 54.09 FEET; THENCE SOUTH 16°08'47" WEST 92.48 FEET; THENCE SOUTH 24°52'18" WEST 80.58 FEET; THENCE SOUTH 28°06'35" WEST 122.82 FEET; THENCE SOUTH 19°23'23" WEST 259.96 FEET; THENCE SOUTH 21°12'37" WEST 84.37 FEET; THENCE SOUTH 35°06'58" WEST 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 110.40 FEET A RADIUS OF 251.85 FEET A CHORD OF 109.52 FEET BEARING SOUTH 51°36'10" WEST; THENCE SOUTH 66°58'53" WEST 64.61 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 138.24 FEET A RADIUS OF 378.28 FEET A CHORD OF 137.48 FEET BEARING SOUTH 50°55'28" WEST; THENCE SOUTH 34°40'15" WEST 126.82 FEET; THENCE SOUTH 41°03'16" WEST 43.34 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 0°07'21" WEST 746.45 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 89°18'32" WEST 245.57 FEET ALONG A FENCE LINE TO THE CENTER OF A DIRT ROAD; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 107.53 FEET A RADIUS OF 221.33 FEET A CHORD OF 106.47 FEET BEARING NORTH 0°54'23" EAST; THENCE NORTH 16°39'08" WEST 35.84 FEET ALONG SAID ROAD CENTERLINE; THENCE NORTH 89°15'20" EAST 400.00 FEET; THENCE SOUTH 0°07'21" EAST 54.97 FEET; THENCE NORTH 89°15'20" EAST 3975.51 FEET TO THE WESTERLY LINE OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 960.50 FEET ALONG SAID LINE TO THE SECTION LINE; THENCE SOUTH 88°31'07" WEST 1148.59 FEET TO THE SOUTH QUARTER CORNER OF SECTION 18, THENCE NORTH 89°12'47" WEST 2616.35 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST AND IN SECTION 13, TOWNSHIP 2 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00°07'21" WEST 1672.43 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 164.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THENCE NORTH 89°15'20" EAST 3746.09 FEET TO THE WESTERLY LINE OF PARCEL NS-449; THENCE SOUTH 0°37'44" EAST 387.14 FEET ALONG SAID LINE TO A FENCE LINE; THENCE SOUTH 89°55'19" EAST 387.39 FEET ALONG SAID FENCE LINE AND PARCEL LINE TO THE NORTHWEST CORNER OF PARCEL NS-447-A; THENCE SOUTH 21°42'15" WEST 483.72 FEET ALONG SAID LINE; THENCE SOUTH 89°15'20" WEST 3975.51 FEET; THENCE NORTH 0°07'21" WEST 54.97 FEET; THENCE SOUTH 89°15'20" WEST 400.00 FEET TO THE CENTER OF A DIRT ROAD; THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 16°39'08" WEST 59.24 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 135.86 FEET A RADIUS OF 196.68 FEET A CHORD OF 133.18 FEET BEARING NORTH 4°58'20" EAST; THENCE NORTH 28°04'04" EAST 168.26 FEET; THENCE NORTH 35°40'16" EAST 189.93 FEET; THENCE NORTH 41°23'11" EAST 174.04 FEET; THENCE NORTH 36°26'38" EAST 61.88 FEET; THENCE NORTH 33°50'53" EAST 133.42 FEET; THENCE NORTH 41°25'35" EAST 9.23 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

A PORTION OF LAND LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND HAVING A BASIS OF BEARING TAKEN AS NORTH 00°07'21" WEST BETWEEN THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID SECTION 18, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°07'21" EAST 1506.41 FEET ALONG THE SECTION LINE AND NORTH 89°15'20" EAST 1569.34 FEET FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH POINT IS LOCATED AT THE CENTER OF A DIRT ROAD, THE FOLLOWING FIFTEEN (15) COURSES ARE ALONG SAID ROAD CENTERLINE; THENCE NORTH 31°51'34" EAST 129.67 FEET; THENCE NORTH 43°53'18" EAST 73.17 FEET; THENCE NORTH 46°46'23" EAST 118.19 FEET; THENCE NORTH 40°56'29" EAST 142.46 FEET; THENCE NORTH 27°42'30" EAST 41.44 FEET; THENCE NORTH 20°54'43" EAST 88.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 96.93 FEET, HAVING A RADIUS OF 244.03 FEET, A CHORD OF 96.29 FEET BEARING NORTH 31°32'15" EAST; THENCE NORTH 41°03'30" EAST 54.77 FEET; THENCE ALONG A ARC OF A CURVE TO THE LEFT 90.95 FEET A RADIUS OF 213.42 FEET A CHORD OF 90.26 FEET BEARING NORTH 26°21'13" EAST; THENCE NORTH 10°59'29" EAST 161.80 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 194.95 FEET A RADIUS OF 332.11 FEET A CHORD OF 192.17 FEET BEARING NORTH 26°54'29" EAST; THENCE NORTH 38°54'31" EAST 235.59 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 205.90 FEET A RADIUS OF 270.80 FEET A CHORD OF 200.98 FEET BEARING NORTH 16°33'51" EAST; THENCE NORTH 3°28'18" WEST 94.65 FEET; THENCE NORTH 3°42'51" EAST 41.39 FEET; THENCE LEAVING ROAD NORTH 89°15'20" EAST 1375.21 FEET ALONG THE SECTION LINE TO A FENCE LINE; THENCE SOUTH 56°17'59" EAST 406.43 FEET ALONG A FENCE LINE; THENCE SOUTH 17°00'58" EAST 369.20 FEET ALONG A FENCE LINE; THENCE SOUTH 48°03'27" EAST 780.00

FEET ALONG THE REMAINS OF AN OLD FENCE LINE ON THE GROUND; THENCE SOUTH 12°48'32" WEST 123.14 FEET; THENCE SOUTH 19°43'08" WEST 291.90 FEET; THENCE SOUTH 89°15'20" WEST 3071.79 FEET TO THE POINT OF BEGINNING.

A.P.N. NS-287 and NS-446 and NS-446-A and NS-446-B and NS-446-C and NS-447 and NS-447-B and NS-448

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Page 1 of 4

Rhonda Francis Summit County Recorder

01/16/2019 01:17:52 PM Fee \$19.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED, RETURN TO:

Wohali Partners LLC
2120 S. Highland Drive #209
Salt Lake City, Utah 84106
Attn: David P. Boyden

108189-MKF

Parcel Nos. NS-441; NS-449

SPECIAL WARRANTY DEED

STEPHEN G. BOYDEN, as Trustee of the Stephen George Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, and **PATRICIA S. BOYDEN**, as Trustee for the Patricia Shumway Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, each as to an undivided one-half (1/2) interest in the real property described below (collectively, the "**Grantor**"), hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantor, to **WOHALI PARTNERS LLC**, a Utah limited liability company (the "**Grantee**"), whose mailing address is 2120 South Highland Drive #209, Salt Lake City, Utah 84106, 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 buildings, fixtures, improvements and personal property thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging to said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this
16 day of January, 2019.

STEPHEN G. BOYDEN,
as Trustee of the Stephen George
Boyden Revocable *Inter Vivos* Trust
dated June 29, 1993

Stephen G. Boyden
Stephen G. Boyden

STATE OF UTAH)
COUNTY OF Salt Lake :SS

On this 16 day of January, 2019, before me, a notary public,
personally appeared **Stephen G. Boyden**, as Trustee of the Stephen George Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

[Signature]
NOTARY PUBLIC

PATRICIA S. BOYDEN,
as Trustee for the Patricia Shumway
Boyden Revocable *Inter Vivos* Trust
dated June 29, 1993

Patricia S. Boyden
Patricia S. Boyden



STATE OF UTAH)
COUNTY OF Salt Lake :SS

On this 16 day of January, 2019, before me, a notary public,
personally appeared **Patricia S. Boyden**, as Trustee for the Patricia Shumway Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

[Signature]
NOTARY PUBLIC



EXHIBIT "A"

PARCEL 1:

Being situate in the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian, in Summit County, Utah, particularly described as follows, to-wit:

Beginning at a point which is 817.8 feet North 88°10' West from the North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian; thence South 06°56' East 240 feet; thence South 18°50' East 502 feet; thence South 28°16' East 190.6 feet; thence South 01°12' West 183.2 feet; thence North 88°31' West 1900.82 feet; thence South 00°49' East 994.65 feet; thence South 88°31' East 1443.7 feet; thence South 15°45' East 627 feet to the South line of said Northwest quarter of said Section 17; thence North 88°52' West 1380 feet; thence North 00°49' West 2639.55 feet to the Northwest corner of said Northwest quarter of said Section 17; thence South 88°10' East 1822.2 feet to the beginning.

PARCEL 2:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running West 138 feet; thence South 09°10' West 168 feet; thence South 04°00' West 128 feet; thence South 17°45' West 788 feet; thence South 14°30' West 168 feet; thence South 20°30' West 1632 feet; thence South 24°00' West 700 feet to the forty line; thence South on the forty line 585 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the above-named Section 18; thence East 1320 feet; thence North 3960 feet to the point of beginning.

Parcels 1 and 2 also being described by survey as follows:

PARCEL NS-441:

A tract of land being part of the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'14" West between the Northeast and Northwest corners of said Section 17 described as follows:

Beginning at the Northwest corner of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South 88°36'14" East 1,803.94 feet along the section line, more or less, to the USA property; thence South 06°59'54" East 237.06 feet; thence South 18°53'54" East 502.00 feet; thence South 28°10'54" East 190.60 feet; thence South 01°08'06" West 182.65 feet to Parcel NS-440; the next (3) courses are along the existing fence line common to Parcel NS-440; thence North 88°40'16" West 1,902.33 feet; thence South 00°58'29" East 992.30 feet; thence South 88°37'54" East 1,039.76 feet to a 3 way fence corner; thence South 15°31'34" East 636.72 feet along an existing line of fence common to Parcel NS-437; thence North 89°06'43" West 1,363.89 feet along the projection of an existing line of fence to the West quarter corner of said Section 17, said quarter corner being marked with an original stone; thence North 00°55'18" West 2,670.12 feet along the section line to the point of beginning.

PARCEL NS-449:

A tract of land being part of the Northeast quarter of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 88°36'14"

West between the Northeast and Northwest corners of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian described as follows:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South $89^{\circ}10'22''$ West 138.00 feet along the section line; thence South $08^{\circ}20'22''$ West 168.00 feet; thence South $03^{\circ}10'22''$ West 128.00 feet; thence South $16^{\circ}55'22''$ West 788.00 feet; thence South $13^{\circ}28'41''$ West 71.32 feet; the next (5) courses are along the adjacent Wohali Partners Boundary as delineated by an existing Record of Survey; thence South $12^{\circ}43'34''$ West 123.14 feet; thence South $19^{\circ}38'10''$ West 1,632.00 feet; thence South $23^{\circ}08'10''$ West 700.00 feet; thence South $00^{\circ}42'42''$ East 589.00 feet; thence North $89^{\circ}59'43''$ East 1,313.27 feet, more or less, to the section line; thence North $00^{\circ}29'49''$ West 1,339.27 feet along said line to the East quarter corner of Section 18, said quarter corner being marked with an original stone; thence North $00^{\circ}55'18''$ West 2,670.12 feet along the section line to the point of beginning.

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.

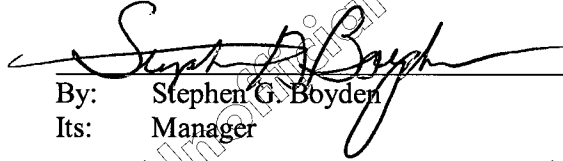
The rights and obligations described in the Deed and its Exhibits shall be binding upon the successors and assigns of GRANTOR and GRANTEE and shall run with the land.

[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.

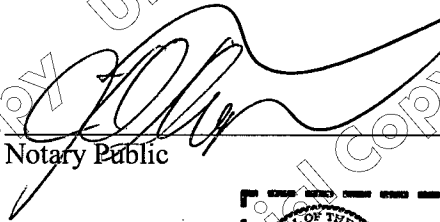
GRANTOR:

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

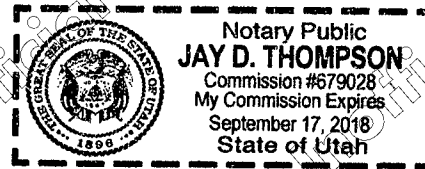


EXHIBIT A

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

