

Mail Recorded Deed and Tax Notice To:
Hawkmoon Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A3
Lehi, UT 84043



File No.: 125271-DMP

WARRANTY DEED

Kathleen M. Hiatt and Michael Earl Hiatt, Trustees of the Kathleen M. Hiatt Family Revocable Trust, dated February 22, 2001

GRANTOR(S) of Payson, State of Utah, hereby Conveys and Warrants to

Hawkmoon Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

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

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 29-023-0021 (for reference purposes only)

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

RESERVING UNTO GRANTOR all right title and interest in and to Utah Water Right No. 51-4768.

[Signature on following page]

Dated this 22rd day of December, 2021.

The Kathleen M. Hiatt Family Revocable Trust,
dated February 22, 2001

BY: Kathleen M. Hiatt
Kathleen M. Hiatt
Trustee

BY: Michael Earl Hiatt
Michael Earl Hiatt
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22rd day of December, 2021, before me, personally appeared Kathleen M. Hiatt, ^{and Michael Earl Hiatt} proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Trustee on behalf of The Kathleen M. Hiatt Family Revocable Trust, dated February 22, 2001.

[Signature]
Notary Public

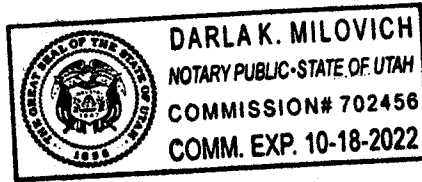


EXHIBIT A
Legal Description

Beginning 14.5 feet West of the Northeast corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence West 1552.5 feet, more or less, to a point on the Easterly right of way of Los Angeles and Salt Lake Railroad Company; thence South 06°51' West along said railroad right of way 562 feet; thence East 1619.5 feet; thence North 558 feet, more or less, to the beginning.

SUBJECT TO the effects of that certain Fence Line Boundary Agreement, dated January 27, 1997 and recorded April 9, 1997 as Entry No. 26678 in Book 4238 at Page 551.

The above being further described by the following As-Surveyed description:

A parcel of land situate in the Northeast quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 89°40'57" West 14.50 feet from the Northeast corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°00'11" West 557.90 feet to a point on a Fence Line Boundary Agreement, Entry No. 26678 in Book 4238 at Page 551; thence along said Fence Line Boundary Agreement the following five (5) courses: (1) West 35.12 feet; (2) South 00°37'26" East 2.96 feet; (3) South 89°24'50" West 420.79 feet; (4) South 89°44'37" West 829.40 feet; (5) South 89°53'36" West 333.48 feet to a point on the Easterly right-of-way of the Union Pacific Railroad; thence North 06°04'03" East 311.14 feet along said Easterly right-of-way; thence Northerly 253.58 feet along the arc of a 2,960.28 foot radius curve to the right (center bears South 85°13'36" East and the chord bears North 07°13'39" East 253.50 feet with a central angle of 04°54'29") along said Easterly right-of-way; thence North 89°40'57" East 1,554.00 feet to the point of beginning.

TOGETHER WITH all of Grantor's right, title, estate, and interest in and to any and all water or water rights of any kind or nature whatsoever located on, associated with, or appurtenant to the Property, including perfected water rights; unperfected water rights; submitted and pending applications related thereto; completed and approved applications related thereto; water stock or shares in a water company, water district, or other organization whether public or private; water contracts; all water-related infrastructure including wells, canals, pipes, and other water-related facilities, whether or not affixed to the Property