AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA York Howell & Guymon, Attorneys at Law 6405 South 3000 East, Suite 150 Salt Lake City, Utah 84121 Telephone: (801) 527-1040 ENT 26584: 2015 PG 1 of 12

Jeffery Smith
Utah County Recorder
2015 Apr 01 10:52 AM FEE 35.00 BY SS
RECORDED FOR Cottonwood Title Insurance Age
ELECTRONICALLY RECORDED

Grantee Address:

505 East 300 North Lehi, Utah 84043-1924

Serial # 58:020:0225 and 58:021:0167

Special Warranty Deed

As to an undivided twenty-five percent (25%) tenants in common interest: STEPHEN AND GAIL 11, LLC, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: SCOTT AND MICHELLE 3, LLC, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: BRYCE AND SHERRI 4, LLC, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: DAVID AND BIRGITTA 7, a Utah limited liability company, Grantors, of Utah County, State of Utah, hereby convey and warrant to HF RANCH LC, a Utah limited liability company, Grantee, of Utah County, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the following described tract(s) of land in Utah County, State of Utah:

A portion of that real property described in Deed Entry No. 134191:2004 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 53187:2007 of the official records of Utah County located in the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point on the Southerly line of that real property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 00°08'15" East along the section line 16.47 feet and East 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East parallel with, and 16.50 feet Southerly of the section line 1,495.04 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 00°09'05" East 421.32 feet; thence South 59°30'01" East 219.99 feet; thence South 50°21'09" East 274.81 feet; thence South 89°35'35" East 581.25 feet; thence South 35°13'44" East 716.19 feet; thence South 16°17'58" East 251.45 feet; thence North 67°23'54" East 4.36 feet

ACCOMMODATION RECORDING ONLY.
COTTONWOOD THE INSURANCE AGENCY,
NC. MAKES NO REPRESENTATION AS TO
CONDITION OF THE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY.
ANY RESPONSIBILITY FOR VALIDITY.
ANY RESPONSIBILITY FOR VALIDITY.

to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of the 30 day of farmer, 2015.

STEPHEN AND GAIL 11, LLC, a Utah limited liability company

By: Stephen G. Holbrook, its Manager

SCOTT AND MICHELLE 3, LLC, a Utah limited liability company

By: Scott R. Holbrook, its Manager

BRYCE AND SHERRI 4, LLC, a Utah limited liability company

By: Erika Holbrook Rose, its Manager

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company

	By: Birgitta N. Holbrook, its Manager
STATE OF UTAH)	
COUNTY OF ()+ah) ss.	
On the 30th day of March Stephen G. Holbrook, Manager of Stephen a who duly acknowledged to me that he executive	, 2015, personally appeared before me and Gail 11, LLC, the signer of the within instrument ted the same.
RHONDA S NERDIN NOTARY FUBLIC-STATE OF UTAH GOMMISSION# 680949 COMM. EXP. 01-14-2019	Phonda 5. Novolin Notary Public Residing at: Lehe UT
STATE OF UTAH)	
COUNTY OF	
On the day of Scott R. Holbrook, Manager of Scott and Mi who duly acknowledged to me that he execu	, 2015, personally appeared before me chelle 3, LLC, the signer of the within instrument, ted the same.
	Notary Public Residing at:

STATE OF UTAH)	
COUNTY OF	: ss. _)	
On the day Erika Holbrook Rose, Mar who duly acknowledged to	of nager of Bryco me that he e	, 2015, personally appeared before me e and Sherri 4, LLC, the signer of the within instrument, xecuted the same.
		Notary Public Residing at:
STATE OF UTAH) : ss.	
COUNTY OF	_)	
On the day Birgitta N. Holbrook, Man who duly acknowledged to	ager of David	, 2015, personally appeared before me and Birgitta 7, LLC, the signer of the within instrument xecuted the same.
		Notary Public Residing at:

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA York Howell & Guymon, Attorneys at Law 6405 South 3000 East, Suite 150 Salt Lake City, Utah 84121 Telephone: (801) 527-1040

Grantee Address:

505 East 300 North Lehi, Utah 84043-1924

Serial # 58:020:0225 and 58:021:0167

Special Warranty Deed

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to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of the	ne day of, 2015.
	STEPHEN AND GAIL 11, LLC, a Utah limited liability company
	By: Stephen G. Holbrook, its Manager
	SCOTT AND MICHELLE 3, LLC, a Utah limited liability company
	By: Scott R. Holbrook, its Manager
	BRYCE AND SHERRI 4, LLC, a Utah limited liability company

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company

By: Erika Holbrook Rose, its Manager

	By: Birgitta N. Holbrook, its Manager
STATE OF UTAH)	
: ss.)	
On the day of Stephen G. Holbrook, Manager of Stephe who duly acknowledged to me that he exe	, 2015, personally appeared before me n and Gail 11, LLC, the signer of the within instrument, ecuted the same.
	Notary Public Residing at:
STATE OF UTAH)	
: ss.)	
On the day of Scott R. Holbrook, Manager of Scott and who duly acknowledged to me that he exe	, 2015, personally appeared before me Michelle 3, LLC, the signer of the within instrument, ecuted the same.
	Notary Public Residing at:

STATE OF UTAH)	
COUNTY OF Wan)	
On the 30 day of March Erika Holbrook Rose, Manager of Bryce an who duly acknowledged to me that he execu	, 2015, personally appeared before me d Sherri 4, LLC, the signer of the within instrument, uted the same.
MOTARY PUBLIC • STATE OF UTAH COMMISSION # 808771 GOMM, EXP. 04-26-2015	Notary Public Residing at: Utar Carrily
STATE OF UTAH) : ss.	
COUNTY OF)	
On the day of Birgitta N. Holbrook, Manager of David and who duly acknowledged to me that he execu	, 2015, personally appeared before me d Birgitta 7, LLC, the signer of the within instrumented the same.
	Notary Public Residing at:

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA York Howell & Guymon, Attorneys at Law 6405 South 3000 East, Suite 150 Salt Lake City, Utah 84121 Telephone: (801) 527-1040

Grantee Address:

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Serial # 58:020:0225 and 58:021:0167

Special Warranty Deed

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to the Westerly line of that real property described in Deed Entry No. 134475;2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473;2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of th	e day of	, 2015.
	STEPHEN AND GAIL 1 limited liability company	•
	D., G. 1., C. II ii . 1	
	By: Stephen G. Holbrook	, its Manager
	SCOTT AND MICHELL limited liability company	
	By: Scott R. Holbrook, its	Manager
	BRYCE AND SHERRI 4 limited liability company	
	By: Erika Holbrook Rose	, its Manager
	DAVID AND BIRGITTA	A 7, LLC, a Utah

limited liability company

	By. Birgitta N. Holbrook, its Manager
STATE OF UTAH)
COUNTY OF	: ss.)
On the day of Stephen G. Holbrook, Managwho duly acknowledged to m	, 2015, personally appeared before me er of Stephen and Gail 11, LLC, the signer of the within instrument, e that he executed the same.
	Notary Public Residing at:
STATE OF UTAH) : ss.
COUNTY OF Utal)
On the 21 day of	, 2015, personally appeared before me of Scott and Michelle 3, LLC, the signer of the within instrument,
NOTARY PU CHRISTIE HA Commission No Commission E OCTOBER 19	Notary Public 1010 117 84042

STATE OF UTAH)	
COUNTY OF	: ss.)	
On the Erika Holbrook Rose, I who duly acknowledge	Manager of Bryce	, 2015, personally appeared before me and Sherri 4, LLC, the signer of the within instrument, recuted the same.
		Notary Public Residing at:
STATE OF UTAH)	
COUNTY OF	: ss. XH)	
On the 30 and Birgitta N. Holbrook, M. Who duly acknowledge	day of	2015, personally appeared before me and Birgitta 7, LTC, the signer of the within instrument, secuted the same.
CLEMEN LOPES DE ALBUM STOTO! COMMISSION EDVI AUGUST DI , DON SOUTE OF UTOM		Notary Public Residing at: American Fork, UT 84003 Claudia Lopes De Albuquerque 679101 Commission expires 8/1/2018
		commission expires 8/1/2018