

WHEN RECORDED, MAIL TO:

ALAN C. SIMISTER
CRA ENTERPRISE INVESTMENTS, L.C.
PO BOX 130
COALVILLE, UTAH 84017

ENTRY NO. 01058097

11/15/2016 11:43:23 AM B: 2383 P: 1427

Warranty Deed PAGE 1/3

MARY ANN TRUSSELL SUMMIT COUNTY RECORDER

FEE 15.00 BY CRA ENTERPRISE INVESTMENTS LC



Space above for County Recorder's use

Parcel # CCAH-1

SPECIAL WARRANTY DEED

CRA Enterprise Investments LLC, grantor, of Summit County, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to CRA ENTERPRISE INVESTMENTS LC, grantee, of PO Box 130, Coalville, Summit County, Utah 84017, for the sum of \$10.00 and other good and valuable consideration, the following described tract of land in Summit County, State of Utah:

See Exhibit A attached hereto and by this reference made a part hereof.

WITNESS, the hand of grantor this 14th day of November, 2016.



CRA Enterprise Investments LLC

By: CHRIS A BOYER
Its Member

STATE OF UTAH)
 :SS
COUNTY OF SUMMIT)

On the 14th day of November, 2016, personally appeared before me, Chris A. Boyer, Member of CRA Enterprise Investment, LLC., the signer of the within instrument, who duly acknowledges to me that he executed the same.


NOTARY PUBLIC

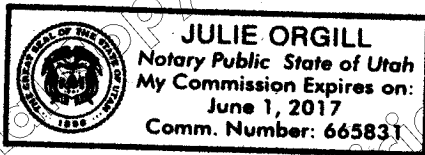


EXHIBIT A

That certain real property situated in Summit County, State of Utah, and more particularly described as follows:

Lot 1, CEDAR CREST OF ALLEN HOLLOW SUBDIVISION, according to the official plat thereof, recorded June 28, 2007 as Entry No. 817943 of the official records in the office of the Summit County Recorder, including all appurtenances and historic rights of ingress and egress to the property.

Tax Serial No. CCAH-1

TOGETHER with a non-exclusive easement over, across and beneath the following described land, for roadway and utilities access from Main Street in Coalville City to west boundary of the above described property, said easement being 60 feet in width, 30 feet on either side of the following described centerline:

BEGINNING at a point North 00°01'36" West 1358.64 feet and West 30.64 feet from the Southwest corner of Section 4, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 83°35'55" East 450.98 feet; thence along the arc of a curve to the left 23.58 feet, radius of 50.00 feet, chord bearing of North 82°53'17" East 23.37 feet; thence North 70°18'49" East 37.97 feet; thence North 84°50'35" East 34.80 feet; thence North 88°04'07" East 52.78 feet; thence South 84°16'59" East 32.16 feet; thence along the arc of a curve to the right 33.68 feet, radius of 100.00 feet, chord bearing South 74°38'03" East 33.52 feet; thence South 64°59'07" East 55.26 feet; thence along the arc of a curve to the left 66.24 feet, radius of 64.38 feet, chord bearing North 84°44'06 East 63.36 feet; thence North 48°38'34" East 46.49 feet; thence North 43°02'30" East 94.21 feet; thence North 45°52'31" East 51.06 feet; thence North 51°09'33" East 64.77 feet; thence North 41°44'28" East 13.97 feet; thence South 68°36'53" East 50.20 feet; thence South 36°52'14" East 44.58 feet; thence South 24°20'55" East 62.73 feet; thence South 43°41'47" East 53.82 feet; thence South 60°32'40" East 47.01 feet; thence South 75°53'13" East 62.07 feet; thence South 67°24'39" East 47.45

feet; thence South 53°18'58" East 80.88 feet; thence South 60°01'37" East 93.82 feet; thence South 70°40'23" East 67.04 feet; thence 79°39'50" East 144.07 feet; thence South 63°46'30" East 38.34 feet to the easterly line of Cedar Crest Subdivision Amended being the terminus of the herein described centerline.

The aforesaid non-exclusive easement for roadway and utilities access is subject to relocation at the instance of either party, and with the consent of the other, such consent not to be unreasonably withheld, as contemplated by Paragraph 3 of an unrecorded Option Agreement dated December 28, 2006, wherein "Cedarcrest Farm, a Utah corporation" is "Seller" and Flare Construction, Inc., a Utah Corporation is "Purchaser".