

Mail tax notices to and
WHEN RECORDED, MAIL TO:
Sundance Burbidge JV I, LLC
6309 Jamestown Circle
Murray, UT 84121
Attention: Lee Burbidge

SPECIAL WARRANTY DEED

Stichting Mayflower Mountain Fonds, a Netherlands association, and Stichting Mayflower Recreational Fonds, a Netherlands association, (“Grantors”) hereby convey and warrant against all who claim by, through or under Grantors to Sundance Burbidge JV I, LLC, a Utah limited liability company, (“Grantee”), whose address for the purposes hereof is 6309 Jamestown Circle, Murray, Utah 84121, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and further disclaim the following property located in Wasatch County, Utah, described as follows:

See Exhibit A attached and incorporated by this reference (the “Subject Property”).

Subject to all real estate taxes not yet due and exceptions attached as Exhibit B and incorporated by this reference.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this 27th day of September, 2018.

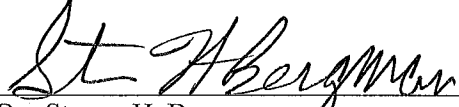
GRANTORS:

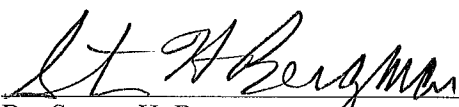
STICHTING MAYFLOWER MOUNTAIN
FONDS

STICHTING MAYFLOWER RECREATIONAL
FONDS

By: Stichting Beheer Mayflower Project
Its: Manager

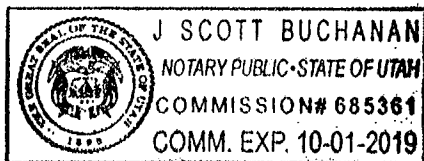
By: Stichting Beheer Mayflower Project
Its: Manager


By: Steven H. Bergman
Title: Power-of-Attorney for John G. Molenaar,
President of Stichting Beheer Mayflower Project


By: Steven H. Bergman
Title: Power-of-Attorney for John G. Molenaar,
President of Stichting Beheer Mayflower Project

COUNTY OF SALT LAKE)
 §
STATE OF UTAH)

The foregoing instrument was acknowledged before me this 27th day of September, 2018, by Steven H. Bergman, acting pursuant to Power-of-Attorney for John G. Molenaar, President of Stichting Beheer Mayflower Project, Manager of Stichting Mayflower Recreational Fonds and Stichting Mayflower Mountain Fonds.




NOTARY PUBLIC

Exhibit A
(Description of Property)

That certain real property situated in Wasatch County, Utah and described as follows:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 00°07'04" WEST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 19) AND RUNNING THENCE NORTH 89°57'29" EAST 328.67 FEET; THENCE SOUTH 00°09'33" EAST 328.34 FEET; THENCE SOUTH 89°50'07" EAST 328.91 FEET; THENCE SOUTH 00°10'04" EAST 659.05 FEET; THENCE NORTH 89°53'47" EAST 988.06 FEET; THENCE SOUTH 00°18'21" EAST 417.89 FEET; THENCE SOUTH 65°02'58" WEST 351.80 FEET; THENCE SOUTH 71°27'44" WEST 199.06 FEET; THENCE SOUTH 80°20'58" WEST 296.83 FEET; THENCE SOUTH 53°42'04" WEST 262.34 FEET; THENCE SOUTH 17°06'35" WEST 47.38 FEET TO A POINT ON A NON-TANGENT 233.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 233.00 FOOT RADIUS CURVE 61.17 FEET (CHORD BEARS NORTH 87°59'04" WEST 61.00 FEET) TO THE ARC OF A 18.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 18.00 FOOT RADIUS CURVE 24.81 FEET (CHORD BEARS NORTH 56°01'05" WEST 22.89 FEET); THENCE NORTH 16°31'50" WEST 75.34 FEET TO THE ARC OF A 170 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 170.00 FOOT RADIUS CURVE 28.00 FEET (CHORD BEARS NORTH 11°48'45" WEST 27.97 FEET); THENCE NORTH 07°00'26" WEST 113.13 FEET TO THE ARC OF A 584.92 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 584.92 FOOT RADIUS CURVE 220.28 FEET (CHORD BEARS NORTH 19°21'58" WEST 218.98 FEET); THENCE SOUTH 67°29'15" WEST 68.87 FEET; THENCE NORTH 22°30'45" WEST 19.79 FEET TO THE ARC OF A 615.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID 615.00 FOOT RADIUS CURVE 168.63 FEET (CHORD BEARS NORTH 14°41'30" WEST 168.10 FEET); THENCE SOUTH 86°51'15" WEST 315.47 FEET TO THE WESTERLY SECTION LINE OF SAID SECTION 19; THENCE ALONG THE SAID WESTERLY SECTION LINE NORTH 00°07'04" WEST 1295.63 FEET TO THE POINT OF BEGINNING.

Portions of Wasatch County Tax Serial Number OWC-0110-0

Exhibit B
(Permitted Title Exceptions)

1. (Affects portions of this and other property) Taxes for the year 2018, now a lien, not yet due and payable. Taxes for the year 2017 have been paid. (Serial No. OWC-011 0-0) (2017 Tax Amount \$14.12)
2. Said property lies within the boundaries of Jordanelle Special Service District and is subject to any and all charges and assessments thereof.
3. Said property lies within the boundaries of Wasatch County Fire Protection Special Service District and is subject to any and all charges and assessments thereof.
4. Said property lies within the boundaries of Wasatch County Water District No. 1 and is subject to any and all charges and assessments thereof.
5. Said property lies within the boundaries of Wasatch County Service Area #1 and is subject to any and all charges and assessments thereof.
6. Said property lies within the boundaries of Wasatch County Recreation District and is subject to any and all charges and assessments thereof.
7. Said property lies within the boundaries of Mayflower Special Service District and is subject to any and all charges and assessments thereof.
8. Said property lies within the boundaries of Mayflower Water Distribution Company and is subject to any and all charges and assessments thereof.
9. (Affects this and other property) The terms, conditions, covenants, restrictions and provisions contained in that certain Notice of Density Standards, recorded January 27, 1987 as Entry No. 141141 in Book 187 at Page 349 of the official records, reference to which is hereby made for the particulars.
10. (Affects this and other property) The terms, conditions, covenants, restrictions and provisions contained in that certain Allocation Agreement recorded November 2, 2017 as Entry No. 444737 in Book 1206 at Page 825 of the official records, reference to which is hereby made for the particulars.
11. Easements and rights of way for creeks and roads as may presently be existing over, along and across the subject property, as disclosed by the U.S.G.S. topographic map of the premises.
12. Any limitation upon access that may be imposed by a governmental agency administrating direct access to any street abutting any portion or portions of the land.
13. A right of way to erect and maintain a line of poles for an electric transmission line or circuit as created in favor of Knight Power Company by that certain Grant of Right of Way recorded July 22, 1911 as Entry No. 22429 in Book 9 at Page 449 of the official records in

the office of the Wasatch County Recorder, reference to which is hereby made for the particulars.

Note: The exact width and location of the above referenced easement are not disclosed.

14. A right of way in and over that certain strip of land described as follows:

A strip, piece or parcel of land 20 feet in width situate in the Southwest quarter of Section 19, Township to South Range 5 East, Salt Lake Base and Meridian, in Wasatch County, Utah, being 10 feet in width, measured at right angles, and/or radially, on each side of the center line of the main track of the Union Pacific Railroad Company as now surveyed, located and staked out upon the ground across said Southwest quarter of Section 19.

as created in favor of Union Pacific Railroad Company by that certain Grant of Right of Way recorded June 5, 1941 as Entry No. 59344 in Book 21 at Page 323 of the official records in the office of the Wasatch County Recorder, and further subject to all of the terms, conditions, covenants, restrictions and provisions therein contained.

15. A right of way and easement 30 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities through and across the following described land and premises situated in Wasatch County, State of Utah, to-wit:

the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to-wit:

Beginning at a point located 16.85 feet North and East 1131.77 feet from the West quarter corner of Section 19, Township 2 South Range 5 East, Salt Lake Base and Meridian; and running thence South 14°04'30" East 375.24 feet; thence South 17°12' East 1544.30 feet; thence South 9°07'30" East 954.46 feet; thence South 6°40'30" West 1352.21 feet, more or less, to Grantors South line.

as created in favor of Mountain Fuel Supply Company by that certain Right of Way and Easement Grant recorded July 23, 1963 as Entry No. 84783 in Book 46 at Page 264 of the official records in the office of the Wasatch County Recorder, reference to which are hereby made for the particulars.

The interest of Mountain Fuel Supply Company in and to the above referenced right of way and easement was conveyed to the United States of America by that certain Quitclaim Deed recorded February 4, 1997 as Entry No. 192258 in Book 341 at Page 601, and re-recorded March 14, 1997 as Entry No. 193036 in Book 344 at Page 183 of the official records in the office of the Wasatch County Recorder, reference to which are hereby made for the particulars.

16. A right of way and easement 30 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities along a centerline described as follows:

Beginning at a point 1233.24 feet East of the Southwest corner of Lot 2, located in the Northwest quarter, Section 31, Township 2 South Range 5 East, Salt Lake Base and Meridian; and running thence North 26°17' East 379.89 feet; thence on a curve to the left with a radius of 320.67 feet a distance of 153.33 feet; thence North 1°06'45" West 177.40 feet; thence on a curve to the left with a radius of 320.67 feet a distance of 153.33 feet; thence North 28°30' West 252.01 feet; thence North 2°15'30" West 1506.56 feet; thence North 6°46' East 759.34 feet; thence North 4°39'30" East 685.87 feet.

as created in favor of Mountain Fuel Supply Company by that certain Right of Way and Easement Grant recorded July 23, 1963 as Entry No. 84784 in Book 46 at Page 266 of the official records in the office of the Wasatch County Recorder, reference to which is hereby made for the particulars.

17. A non-exclusive right to use for biking, riding, hiking and other passage purposes as created in favor of Royal Street Land Company by that certain Agreement recorded July 9, 1990 as Entry No. 152690 in Book 219 at Page 710 of the official records in the office of the Wasatch County Recorder.

18. (Affects this and other property) The interest, if any, of Russell Neihart and Gladys Olsen, their successors and assigns, pursuant to an unrecorded Agreement dated September 1, 1983 by and between Stichting Mayflower Recreational Fonds, Stichting Mayflower Mountain Fonds, Russell Neihart, and Gladys Olsen, as disclosed by that certain Notice recorded November 10, 1983 as Entry No. 13083 7 in Book 159 at Page 751 of the official records in the office of the Wasatch County Recorder, reference to which is hereby made for the particulars.

19. (Affects this and other property) Reservations contained in those certain Patents executed by The United States of America and recorded May 23, 1893 in Book Pat Page 326, November 26, 1919 as Entry No. 35724 in Book 5 of Patents at Page 19, and recorded January 3, 1920 as Entry No. 35953 in Book 5 at Page 22 of the official records in the office of the Wasatch County Recorder, reference to which are hereby made for the particulars.

20. (Affects this and other property) A conveyance of all of the mines, minerals, ores, lodes and veins contained in and/or beneath the surface of the subject property to Park-Premier Mining Company (formerly Cummings Mining Company) by that certain Warranty Deed and Agreement recorded February 13, 1930 as Entry No. 46596 in Book 10 at Page 219 of the official records in the office of the Wasatch County Recorder, and further subject to all of the terms, conditions, covenants, restrictions and provisions therein contained.

21. (Affects this and other property) Reservations and provisions contained in that certain Warranty Deed executed by Fay Lee and Golda Lee, and recorded October 24, 1974 as Entry No. 102973 in Book 96 at Page 465 of the official records, set forth as follows:

“Subject to existing roadways and easements of record, and subject to, and excluding, subsurface and mineral rights which have been conveyed prior to June 24, 1963, unless such conveyance should be determined null and void.”

22. (Affects this and other property) Mineral reservations and other reservations contained in that certain Deed executed by Newpark Resources, Inc., a Nevada corporation, and recorded November 16, 1972 as Entry No. 98636 in Book 86 at Page 130 of the official records in the office of the Wasatch County Recorder, set forth as follows:

“Reserving to the Grantor all mineral rights in and to the Mayflower vein system and its projections along strike, and the Pearl vein system and its projections along strike, together with the right of access underground to and from said veins from adjoining properties and together with the right to use water required in connection with mining operations. Said reserved mineral rights shall relate to rights extending vertically downward from a horizon 200 feet below the surface of the property.”

This conveyance is made subject to the rights of Hecla Mining Company under that Operating Agreement between Grantor and Hecla Mining Company dated December 1, 1961.

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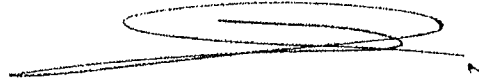
DURABLE LIMITED POWER OF ATTORNEY

I, **John G. Molenaar** of Amsterdam, the Netherlands, as a manager of the Stichting Beheer Mayflower Project, the manager of Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds (collectively "Mayflower"), being of sound mind, hereby willfully and voluntarily appoint **Craig C. Coburn and/or Steven H. Bergman** of RICHARDS BRANDT MILLER NELSON, 299 S. Main Street, 15th Floor, Salt Lake City, Utah 84108, as Mayflower's agent and attorney-in-fact, without substitution, with lawful authority on my behalf for the **limited purpose** of handling all aspects of the sale of any or all of Mayflower's interests in real property and/or water rights, including but not limited to fee interests, tenant-in-common interests, and leasehold interests, located in Summit or Wasatch Counties, State of Utah (the "Mayflower property"). This limited power of attorney includes, but is not limited to, executing all deeds, documents, contracts, disclosures, and any other instruments or agreements of any kind or nature whatsoever in connection with and affecting all aspects of the sale of Mayflower's real property, leasehold interests, or water rights.

The Mayflower property is located in Summit and Wasatch Counties and includes, but is not limited to, the real property described in Entry No. 112073 on file with the Wasatch County Recorder as well as leasehold interests and water rights also on file with the Summit or Wasatch County Recorders.

This Durable Limited Power of Attorney is effective retroactively to September 1, 2014 and shall not be affected by my disability, if any hereafter.

I do hereby ratify and confirm everything that my attorney(s) has (have) done, shall do, or cause to be done, with regards to the Mayflower property, by virtue of this power of attorney.



John G. Molenaar, Manager of the Stichting Beheer Mayflower Project, as Manager for Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds

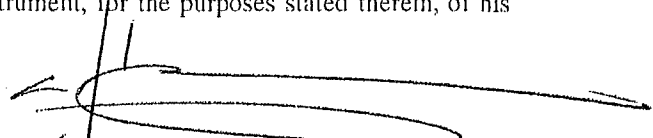
CITY OF AMSTERDAM)

: ss.

THE NETHERLANDS)

9 October 2014

On the 9th day of October, 2014 personally appeared before me, John G. Molenaar, whose identity has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that he executed the foregoing instrument, for the purposes stated therein, of his own voluntary act.


NOTARY PUBLIC