

Mail Recorded Deed and Tax Notice To:

G-BAR VENTURES, LLC
3819 South 2000 East
Salt Lake City, Utah 84109

ENTRY NO. 01062934

01/31/2017 01:27:17 PM B: 2395 P: 0993

Warranty Deed PAGE 1/4

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER

FEE 19.00 BY BECKY CAMPBELL



SPECIAL WARRANTY DEED

G-BAR VENTURES, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

G-BAR VENTURES, LLC, a Utah limited liability company

GRANTEE(S) of Salt Lake City, 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 **Summit** County, State of Utah:

See attached Exhibit "A"

TAX ID NUMBER PP-27-A-1 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

Dated this 30th day of January, 2017.

G-BAR VENTURES, LLC, a Utah limited liability company



By: BECKY G. CAMPBELL
Its: MANAGER

State of Utah

County of Salt Lake

On the 30th day of January, 2017, personally appeared before me Becky Campbell, who acknowledged herself to be the Manager of G-Bar Ventures, LLC, a Utah limited liability company, and that she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

 KRISTA E. MAACK
Notary Public
State Of Utah
My Commission Expires April 3, 2018
COMMISSION NUMBER 875759

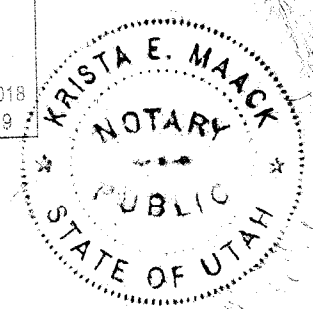


Exhibit "A"

CLARK RANCH BOUNDARY:

Beginning at a #5 rebar and plastic cap stamped Alliance, said point also being South 89°30'31" East 1326.14 feet along the Section line from the Northwest Corner of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence South 89°30'41" East 1326.40 feet along the Section line to a stone monument marking the North Quarter Corner of said Section 12; thence South 01°35'25" East 2672.09 feet along the Quarter Section line to a #5 rebar and plastic cap stamped High Mountain marking the Center of said Section 12; thence North 89°17'33" West 1495.723 feet to a #5 rebar and plastic cap stamped High Mountain; thence South 00°14'22" East 2597.60 feet to a #5 rebar and plastic cap stamped High Mountain; thence North 88°23'19" West 1398.71 feet according to a line shown on Record of Survey Map No. S-7937 by High Mountain Surveying, LLC to a BLM aluminum cap monument marking the Southwest Corner of said Section 12; thence South 87°40'19" West 221.05 feet along the south line of Section 11 to a #5 rebar and plastic cap stamped High Mountain; thence North 03°15'24" East 1573.27 feet along the west line of the easterly 220 feet of the Southeast Quarter of said Section 11 to a #5 rebar and plastic cap stamped High Mountain; thence along the boundary of the Park City Municipal Corporation property for the following two courses: North 89°55'29" East 847.010 feet to a #5 rebar and plastic cap stamped High Mountain and North 00°55'35" East 2335.213 feet to a #5 rebar and plastic cap stamped High Mountain; thence along the boundary of the United Park City Mines Company property for the following two courses: South 89°23'41" East 745.39 feet to a #5 rebar and plastic cap stamped Alliance and North 00°41'51" West 1332.35 feet to the point of beginning.

The basis of bearing of this description is South 89°20'15" East 5384.260 feet from said Northwest Corner of Section 12 to the Northeast Corner of said Section 12.

TOGETHER WITH a right of way for road and utility purposes over, across the following:

AIRSTRIP ROAD:

A fifty foot wide easement for all road and utility purposes the centerline of which is described as follows: Beginning at a point in the centerline of the existing asphalt of Richardson Flat Road said point also being North 00°34'00" East 1878.664 feet along the Section Line and WEST 386.080 feet from the Northwest Corner of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence along the centerline of an existing ancient road for the following thirty-six courses:

1. South 08°37'02" East 107.777 feet,
2. Southeasterly 103.800 feet along a 500.000 foot radius curve to the left (delta = 11°53'41" and long chord bears South 14°33'52" East 103.614 feet),
3. South 20°30'42" East 286.941 feet,
4. Southeasterly 52.000 feet along a 100.000 foot radius curve to the right (delta = 29°47'38" and long chord bears South 05°36'53" East 51.416 feet) to a point of reverse curve to the left,
5. Southeasterly 52.000 feet along a 100.000 foot radius curve to the left (delta = 29°47'38" and long chord bears South 05°36'53" East 51.416 feet) to a point of compound curve to the left,
6. Southeasterly 162.682 feet along a 448.987 foot radius curve to the left (delta = 20°45'36" and long chord bears South 30°53'30" East 161.793 feet),
7. South 41°16'18" East 222.705 feet,
8. Southeasterly 23.536 feet along a 60.000 foot radius curve to the right (delta = 22°28'30" and long chord bears South 30°02'03" East 23.385 feet),
9. South 18°47'48" East 146.373 feet,
10. Southeasterly 70.194 feet along a 350.000 foot radius curve to the left (delta = 11°29'27" and long chord bears South 24°32'32" East 70.076 feet) to a point of reverse curve to the right,
11. Southeasterly 122.917 feet along a 1350.490 foot radius curve to the right (delta = 05°12'53"

and long chord bears South 27°40'48" East 122.874 feet),

12. South 25°04'22" East 85.454 feet,
13. Southeasterly 33.110 feet along a 400.000 foot radius curve to the right (delta = 04°44'34" and long chord bears South 22°42'05" East 33.101 feet),
14. South 20°19'48" East 111.881 feet,
15. Southeasterly 28.101 feet along a 600.000 foot radius curve to the left (delta = 02°41'00" and long chord bears South 21°40'18" East 28.099 feet),
16. South 23°00'48" East 557.162 feet,
17. Southeasterly 59.912 feet along a 100.000 foot radius curve to the right (delta = 34°19'38" and long chord bears South 05°51'00" East 59.020 feet),
18. South 11°18'49" West 114.603 feet,
19. Southwesterly 42.745 feet along a 200.000 foot radius curve to the left (delta = 12°14'44" and long chord bears South 05°11'27" West 42.664 feet)
20. South 00°55'55" East 106.142 feet,
21. Southeasterly 26.836 feet along a 50.000 foot radius curve to the left (delta = 30°45'06" and long chord bears South 16°18'28" East 26.515 feet),
22. South 31°41'01" East 96.860 feet,
23. Southeasterly 132.732 feet along a 200.000 foot radius curve to the right (delta = 38°01'30" and long chord bears South 12°40'16" East 130.310 feet),
24. South 06°20'29" West 196.448 feet,
25. Southwesterly 197.452 feet along a 350.000 foot radius curve to the right (delta = 32°19'24" and long chord bears South 22°30'11" West 194.844 feet),
26. South 38°39'52" West 234.245 feet,
27. Southwesterly 215.583 feet along a 800.000 foot radius curve to the left (delta = 15°26'24" and long chord bears South 30°56'40" West 214.931 feet),
28. South 23°13'28" West 191.633 feet,
29. Southwesterly 97.876 feet along a 150.000 foot radius curve to the left (delta = 37°23'09" and long chord bears South 04°31'54" West 96.149 feet),
30. South 14°09'41" East 118.230 feet,
31. Southeasterly 26.630 feet along a 150.000 foot radius curve to the right (delta = 10°10'19" and long chord bears South 09°04'31" East 26.595 feet),
32. South 03°59'22" East 65.481 feet,
33. Southeasterly 27.224 feet along a 60.000 foot radius curve to the left (delta = 25°59'49" and long chord bears South 16°59'16" East 26.991 feet),
34. South 29°59'10" East 94.996 feet,
35. Southeasterly 71.601 feet along a 400.000 foot radius curve to the left (delta = 10°15'22" and long chord bears South 35°06'51" East 71.506 feet), and
36. South 40°14'33" East 521.231 feet, more or less, to the westerly boundary of the G-Bar Ventures, LLC property and with both sides of this road easement terminating on said westerly boundary.

The basis of bearing of this description is South 89°20'15" East 5384.260 feet from said Northwest Corner of Section 12 to the Northeast Corner of said Section 12.

G.L.O. ROAD:

A fifty foot wide easement for all road and utility purposes the centerline of which is described as follows: Beginning at a point in the centerline of the existing asphalt of Richardson Flat Road said point also being North 00°34'00" East 1897.636 feet along the Section Line and WEST 1221.082 feet from the Northwest Corner of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian and running thence along the centerline of an existing ancient road for the following twenty-nine courses:

1. South 24°49'17" West 167.471 feet,
2. Southwesterly 68.525 feet along a 200.000 foot radius curve to the left (delta = 19°37'51" and long chord bears South 15°00'22" West 68.190 feet),
3. South 05°11'26" West 180.797 feet,
4. Southwesterly 65.843 feet along a 407.007 foot radius curve to the right (delta = 09°16'08"

- and long chord bears South 09°49'30" West 65.771 feet) to a point of reverse curve to the left,
5. Southwesterly 65.913 feet along a 567.391 foot radius curve to the left (delta = 06°39'21" and long chord bears South 11°07'54" West 65.876 feet),
 6. South 07°48'13" West 356.094 feet,
 7. Southeasterly 177.826 feet along a 200.000 foot radius curve to the left (delta = 50°56'36" and long chord bears South 17°40'05" East 172.026 feet)
 8. South 43°08'23" East 343.265 feet.
 9. Southeasterly 241.579 feet along a 500.000 foot radius curve to the right (delta = 27°40'59" and long chord bears South 29°17'54" East 239.236 feet),
 10. South 15°27'25" East 118.393 feet,
 11. Southeasterly 166.443 feet along a 300.000 foot radius curve to the left (delta = 31°47'18" and long chord bears South 31°21'04" East 164.316 feet),
 12. South 47°14'42" East 213.953 feet,
 13. Southeasterly 114.461 feet along a 300.000 foot radius curve to the right (delta = 21°51'37" and long chord bears South 36°18'54" East 113.768 feet),
 14. South 25°23'05" East 144.792 feet,
 15. Southeasterly 142.825 feet along a 300.000 foot radius curve to the left (delta = 27°16'39" and long chord bears South 39°01'25" East 141.480 feet),
 16. South 52°39'44" East 134.698 feet,
 17. Southeasterly 26.630 feet along a 100.000 foot radius curve to the right (delta = 15°15'29" and long chord bears South 45°02'00" East 26.552 feet),
 18. South 37°24'16" East 74.301 feet,
 19. Southeasterly 45.522 feet along a 60.000 foot radius curve to the right (delta = 43°28'11" and long chord bears South 15°40'10" East 44.438 feet) to a point of compound curve to the right,
 20. Southeasterly 191.955 feet along a 1429.502 foot radius curve to the right (delta = 07°41'37" and long chord bears South 09°54'44" West 191.811 feet),
 21. South 13°45'33" West 508.418 feet,
 22. Southeasterly 111.708 feet along a 75.000 foot radius curve to the left (delta = 85°20'19" and long chord bears South 28°54'36" East 101.665 feet),
 23. South 71°34'46" East 110.524 feet,
 24. Southeasterly 22.893 feet along a 50.000 foot radius curve to the right (delta = 26°14'01" and long chord bears South 58°27'46" East 22.694 feet),
 25. South 45°20'45" East 334.882 feet,
 26. Southeasterly 160.845 feet along a 600.000 foot radius curve to the right (delta = 15°21'34" and long chord bears South 37°39'57" East 160.363 feet),
 27. South 29°59'10" East 290.202 feet,
 28. Southeasterly 71.601 feet along a 400.000 foot radius curve to the left (delta = 10°15'22" and long chord bears South 35°06'51" East 71.506 feet), and
 29. South 40°14'33" East 521.231 feet, more or less, to the westerly boundary of the G-Bar Ventures, LLC property and with both sides of this road easement terminating on said westerly boundary.

The basis of bearing of this description is South 89°20'15" East 5384.260 feet from said Northwest Corner of Section 12 to the Northeast Corner of said Section 12.