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Rhonda Francis Summit County Recorder

01/17/2019 04:49:01 PM Fee \$18.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

Mail Recorded Deed and Tax Notice To:
Hidden Bear Ranch, L.L.C., a Utah limited liability company
2564 E. Evergreen Ave
Salt Lake City, UT 84109



File No.: 109340-CAF

WARRANTY DEED

LMH Ranch LLC, a Utah limited liability company, and Hidden Bear Ranch, LLC, a Utah limited liability company, as their interests appear

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Hidden Bear Ranch, L.L.C., 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 EXHIBIT A ATTACHED HERETO

TAX ID NO.: SS-2161, SS-2039 and SS-250-A (for reference purposes only)

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

RESERVING UNTO GRANTOR any and all water rights appurtenant to the real property described herein

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 17th day of January, 2019.

LMH Ranch LLC, a Utah limited liability company

BY: [Signature]
Name: Wiley Hanes
Title: Manager

Hidden Bear Ranch, LLC, a Utah limited liability company

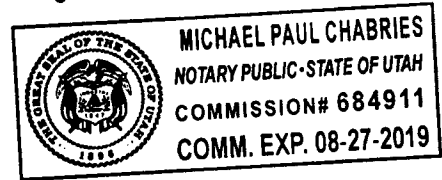
BY: [Signature]
Name: David Allen
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17th day of January, 2019, personally appeared before me Lucy Hawes, who acknowledged himself/herself to be the Manager of LMH Ranch LLC, a Utah limited liability company, and that he/she/they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 17th day of January, 2019, personally appeared before me David Alex, who acknowledged himself/herself to be the Manager of Hidden Bear Ranch, LLC, a Utah limited liability company, and that he/she/they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Michael P Chabries
Notary Public

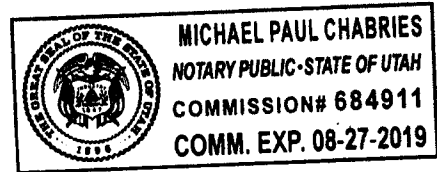


EXHIBIT A
Legal Description

Beginning at the Northwest corner of Section 35, Township 3 North, Range 10 East, Salt Lake Base and Meridian and running thence East 3823.40 feet; thence South 4453.44 feet; thence South 35°40'04" West 1017.42 feet to the South line of said Section 35; thence South 1603.60 feet; thence North 74°49'33" West 351.36 feet; thence South 30°20'30" West 334.77 feet; thence South 74°49'33" East 526.58 feet; thence South 749.10 feet to the centerline of Millcreek; thence along the centerline of Millcreek the following fourteen (14) calls: Course 1) South 35°31'32" East 48.49 feet; Course 2) North 72°46'16" East 211.60 feet; Course 3) South 52°21'21" East 200.67 feet; Course 4) South 02°02'50" West 78.04 feet; Course 5) South 82°22'20" East 136.67 feet; Course 6) South 20°34'14" East 193.42 feet; Course 7) North 83°02'11" East 264.03 feet; Course 8) South 00°54'36" East 178.22 feet; Course 9) South 69°02'29" East 181.88 feet; Course 10) South 09°15'54" East 207.47 feet; Course 11) South 65°07'09" East 411.91 feet; Course 12) North 69°50'43" East 217.37 feet; Course 13) North 89°39'33" East 103.51 feet; Course 14) South 66°37'45" East 260.74 feet to the East line of Section 2, Township 2 North, Range 10 East, Salt Lake Base and Meridian; thence South 00°14'00" West 1635.02 feet to the Southeast corner of said Section 2; thence South 01°05'27" West along the East line of Section 11, 2639.07 feet to the East quarter of said Section 11; thence West 1320.00 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 11; thence North 1320.00 feet to the Southeast corner of the Northwest quarter of the Northeast quarter of said Section 11; thence West 660.00 feet to the Southwest corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of said Section 11; thence North 26°01'14" West 1421.39 feet to the South quarter of said Section 2; thence North 25°26'15" West 5932.74 feet to the Northwest corner of said Section 2; thence North along the West line of said Section 35, 5280.00 feet to the point of beginning.

TOGETHER WITH a perpetual easement and right of way over and across Section 6, Township 2 North, Range 11 East, Salt Lake Base and Meridian and Section 1, Township 2 North, Range 10 East, Salt Lake Base and Meridian.

As granted in Warranty Deed, recorded March 13, 1970 as Entry No. 110725 in Book 25 at Page 208. And in that certain Easement recorded August 16, 2001 as Entry No. 595882 in Book 1388 at Page 1203, of official records, and in that certain Easement recorded August 16, 2001 as Entry No. 595883 in Book 1388 at Page 1207, of official records.