

Send Tax Notices to Grantee:
412006 LLC, Series A
2048 Oak Manor Drive
Sandy, Utah 84092



01173789 B: 2694 P: 1085

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Rhonda Francis Summit County Recorder

09/22/2021 04:29:26 PM Fee \$40.00

By TITLE ONE
Electronically Recorded

File No: 21-91355

Parcel ID No. FRSTW-F6-24-C-R-AM

WARRANTY DEED

Snow Country Lodging, LLC, a Utah limited liability company, grantor(s), of 2048 Oak Manor Drive, Sandy, UT 84092, hereby CONVEY AND WARRANT to

412006 LLC Series A, as to an undivided 30% interest and Snow Country Lodging, LLC, a Utah limited liability company, as to an undivided 70% interest

grantee(s) of 5348 Vegas Drive, Suite 231, Las Vegas, UT 89108, for the sum of Ten dollars and other good and valuable consideration, the following described tract of land in Summit County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, covenants, conditions and restrictions of record and taxes for the current year.

IN WITNESS WHEREOF, Grantor(s) have hereunto set grantor's hand and seal this 21st day of September, 2021.

SNOW COUNTRY LODGING, LLC, A UTAH LIMITED LIABILITY COMPANY

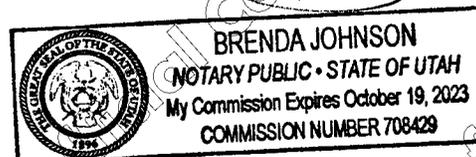

Trent E. Timmons
Manager

State of Utah
County of Salt Lake

Trent E. Timmons, Manager of

On this 21st day of September, 2021, personally appeared before me Snow Country Lodging, LLC, a Utah limited liability company who duly acknowledged to me that they executed the same.

My commission expires: 10-19-23 Notary Public



**EXHIBIT "A"
LEGAL DESCRIPTION**

Lot 24-C-R, FROSTWOOD PARCEL F6 TOWNHOMES-AMENDED, according to the official plat thereof, on file and of record in the Summit County Recorder's office, recorded June 15, 2017 as Entry No. 1071608.

Together with Easements for ingress, egress, parking, temporary construction, public utilities, signage and other common element easements as more particularly defined in that certain Declaration of Covenants, Conditions, Easements and Restrictions for the Frostwood Townhomes (A Townhome Planned Unit Development), recorded December 3, 2015 as Entry No. 1034182 in Book 2327 at Page 1442.

Subject to A Deed of Trust, with Assignment of Leases and Rents, Security Agreement, and Fixture Filing in the original principal amount of \$2,570,000.00, dated May 27, 2021, by and between Snow County Lodging, LLC, as Trustor, and Cottonwood Title Insurance Agency, Inc., as Trustee, and Red Bridge Capital II, LLC, as Beneficiary, being recorded May 28, 2021, as Entry No. 1164751, in Book 2667, at Page 1767 of the Official Records of said County.

Subject to any and all filings on the State Construction Registry and any and all work started and in progress on the above property.