

Mail Recorded Deed & Tax Notice To:  
Hawkmoon Holdings, LLC, a Utah limited liability company  
520 South 850 East, Ste A300  
Lehi, UT 84043

**COTTONWOOD**

File No.: 162138-DMP

---

## **WARRANTY DEED**

Thomas Guy Larson and Sueann Larson

**GRANTOR(S)** of Payson, State of Utah, hereby Conveys and Warrants to

Hawkmoon Holdings, LLC, a Utah limited liability company

**GRANTEE(S)** of Lehi, 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 **Utah County**, State of Utah:

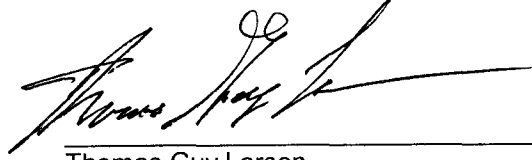
**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 29-011-0013 and 29-012-0003 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 15th day of December, 2022.



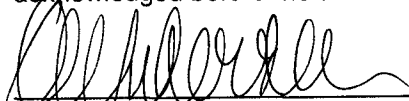
Thomas Guy Larson

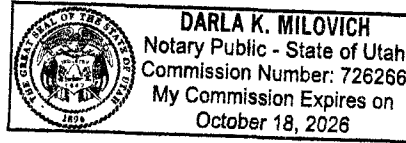
  
Sueann Larson

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2022, before me, personally appeared Thomas Guy Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

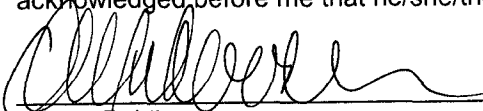
  
Notary Public

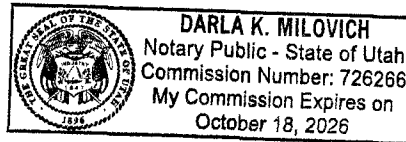


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2022, before me, personally appeared Sueann Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

COMMENCING 1.5 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 23.585 CHAINS, THENCE NORTH 5.34 CHAINS, THENCE NORTH 58°45' EAST 7.09 CHAINS, THENCE NORTH 13° WEST 1.10 CHAINS, THENCE WEST 29.26 CHAINS, THENCE SOUTH 10.20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 1, 1994 AS ENTRY NO. 17026, IN BOOK 3381, PAGE 293 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 5200 WEST STREET (UTAH COUNTY) LOCATED SOUTH 0°29'14" EAST ALONG THE QUARTER SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°07'00" EAST 228.23 FEET, THENCE NORTH 89°59'00" EAST 103.90 FEET, THENCE NORTH 0°21'00" WEST 315.64 FEET, THENCE NORTH 89°17'09" EAST 555.83 FEET, THENCE SOUTH 0°21'00" EAST 565.05 FEET, THENCE SOUTH 89°17'09" WEST 887.96 FEET TO A POINT ON THE EASTERLY SIDE OF SAID 5200 WEST, THENCE NORTH 0°21'00" WEST 250 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 14, 2012 AS ENTRY NO. 20300:2012 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF 5200 WEST (AKA 2400 WEST) STREET, SAID POINT LOCATED SOUTH 00°29'14" EAST ALONG THE SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°21'00" WEST 415.07 FEET, THENCE NORTH 89°17'09" EAST 915 FEET, THENCE NORTH 00°21'00" WEST 1000.00 FEET, THENCE NORTH 89°17'09" EAST 26.39 FEET, THENCE SOUTH 00°41'31" EAST 1100.00 FEET, THENCE SOUTH 89°17'09" WEST 615.83 FEET, THENCE SOUTH 00°21'00" EAST 315.64 FEET, THENCE SOUTH 89°59'00" WEST 103.90 FEET, THENCE SOUTH 89°07'00" WEST 228.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING 10.14 FEET EAST FROM THE CENTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 968.5 FEET, THENCE SOUTH 449.87 FEET, THENCE WEST 973.8 FEET, MORE OR LESS, THENCE NORTH 13°30' EAST 27 FEET, MORE OR LESS, TO A POINT 422.9 FEET SOUTH OF BEGINNING, THENCE NORTH 422.9 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH all right, title, estate and interest in and to any and all water or water rights of any kind or nature whatsoever located on, associated with, or appurtenant to the Property, including perfected water rights; unperfected water rights, submitted and pending applications related thereto; completed and approved applications related thereto; water stock or shares in a water company, water district, or other organization whether public or private; rights under or associated with serial number 7366.000 (17.80 acre feet) of Account No. 11050 with Strawberry Highline Canal Company; water leases; water contracts, including any and all "Spring Creek water" and "Spring Creek rights;" together with all infrastructure related thereto including wells, canals, pipes, and other water-related facilities, whether or not affixed to the Property.