

CTIA # 142700-WHP

RECORDED AT THE REQUEST OF

Incognito Partners, LLC
c/o 159 Bridge Street
Manchester by the Sea, MA 01944

13738363
8/6/2021 2:44:00 PM \$40.00
Book - 11218 Pg - 5578-5581
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

Space above for County Recorder's use

PARCEL I.D. #24-27-226-082-0000

SPECIAL WARRANTY DEED

SOLITUDE DEVELOPMENT COMPANY, INC., a Utah corporation, Grantor, of Salt Lake County, State of Utah hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to INCOGNITO PARTNERS, LLC, a Utah limited liability company, Grantee, of c/o 159 Bridge Street, Manchester by the Sea, MA 01944, for the sum of Ten Dollars and other good and valuable consideration, the tract of land in the Town of Brighton, Salt Lake County, State of Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein;

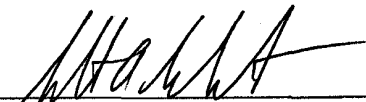
Subject to easements, rights of way, conditions, restrictions and matters of record, and

Together with all appurtenances thereto, including all approvals, entitlements and development rights.

WITNESS the hand of said Grantor, this 4th day of August, 2021.

GRANTOR:

Solitude Development Company, Inc., a Utah corporation



Scott A. DeSeelhorst
Vice President


STATE OF IDAHO)
)
) : ss.
COUNTY OF Ada)

The foregoing instrument was acknowledged before me this 04 day of August, 2021, by Scott A. Deseelhorst in his capacity as duly authorized Vice President of Solitude Development Company, Inc., a Utah corporation.

A Scott A. Deseelhorst (only)

SEAL
1574562v1

ELIZABETH ARESTI
NOTARY PUBLIC
STATE OF IDAHO
COMM. NO. 20204744



Notary Public
Comm. Exp. 12/04/2026

**EXHIBIT A
PROPERTY DESCRIPTION**

PARCEL 1:

A parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.99 acres described in that certain Special Warranty Deed recorded July 7, 2006 as Entry 9776452, in Book 9319, at Page 2279 of the Salt Lake County Records. Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. Brass Cap Monuments Monumentalizing the North line of Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 22, thence South 23°34'03" West 178.83 feet to the Northwest Corner of said Giles Flat Mining Claim; Thence South 48°02'07" East 450.00 feet coincident with the north line of said mining claim to the true point of beginning; Thence continuing coincident with said north line South 48°02'07" East 93.96 feet; Thence South 33°09'08" West 87.67 feet to the Northwest Corner of the Eagle Springs West Condominium; Thence following eight (8) courses coincident with the westerly and southerly boundary of said Eagle Springs West, 1) South 01°07'51" East 58.42 feet; 2) South 88°52'06" West 5.00 feet; 3) South 01°07'51" East 39.57 feet; 4) North 72°26'08" West 19.67 feet; 5) South 17°33'52" West 39.14 feet; 6) South 72°26'08" East 21.86 feet; 7) South 33°51'15" West 105.76 feet; 8) South 56°08'45" East 14.16 feet; Thence South 33°51'15" West 71.18 feet; Thence North 63°05'40" West 32.61 feet to a point of curvature; Thence northerly 76.05 feet along the arc of a 75.00 foot radius curve to the right (center bears North 26°54'20" East) through a central angle of 58°05'46" to a point of tangency; Thence North 04°59'54" West 6.24 feet to a point of curvature; thence northerly 32.00 feet along the arc of a 186.00 foot radius curve to the right (center bears North 85°00'06" East) through a central angle of 09°51'30" to a point of tangency; Thence North 04°51'36" East 35.58 feet to a point of curvature; Thence northeasterly 42.39 feet along the arc of a 100.00 foot radius curve to the right (center bears South 85°08'24" East) through a central angle of 24°17'16" to a point of tangency; Thence North 29°08'548" East 272.66 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land lying and situate in the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Being more particularly described as follows:

Commencing at a point South 09°56'38" East 794.22 feet from the Brass Cap Monument representing the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 27, and the Point of Beginning, and running thence North 03°22'17" West 0.50 feet; thence North 86°37'43" East 13.60 feet; thence North 03°22'17" West 33.71 feet; thence North 86°37'43" East 24.41 feet; thence North 03°22'17" West 5.74 feet; thence North 86°37'43" East 11.08 feet; thence South 03°22'17" East 8.63 feet; thence North 86°37'43" East 13.17 feet; thence South 03°22'17" East 31.32 feet; thence South 86°37'43" West 62.26 feet to the Point of Beginning. Also being known as Unit 102, The Aspens at Solitude Estates (unrecorded)

ALSO LESS AND EXCEPTING the following:

A parcel of land lying and situate in the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Being more particularly described as follows:

Commencing at a point South 09°56'38" East 794.22 feet from the Brass Cap Monument representing the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 27, and the Point of Beginning, and running thence North 86°37'43" East 62.26 feet; thence South 03°22'17" East 0.50 feet; thence South 86°37'43" West 5.26 feet; thence South 03°22'17" East 31.51 feet; thence South 86°37'43" West 13.70 feet; thence South 03°22'17" East 8.38 feet; thence South 86°37'43" West 11.14 feet; thence

North 03°22'17" West 6.44 feet; thence South 86°37'43" West 24.06 feet; thence North 03°22'17" West 33.45 feet; thence South 86°37'43" West 8.09 feet; thence North 03°22'17" West 0.50 feet to the Point of Beginning. Also being known as Unit 101, The Aspens at Solitude Estates (unrecorded)

ALSO LESS AND EXCEPTING the following:

A parcel of land identified as Unit 201 on the Record of Survey prepared by William L. Clark (PLS No. 5251265) of PSOMAS and filed at the Salt Lake County Surveyor's office as Number S2008-02-0208, said parcel lying in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.04 acre of those particular parcels of land owned in fee simple by Solitude Ski Corporation and being a part of the Giles Flat Mining Claim U.S. Mineral Survey 4960. Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. Brass Cap Monuments Monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 23°34'03" West 178.83 feet to the Northwest corner of said Giles Flat Mining Claim; Thence South 48°02'07" East 450.00 feet coincident with the North line of said mining claim to the point of beginning of Mr. Clark's Survey; Thence continuing coincident with said North line South 48°02'07" East 93.96 feet; Thence South 33°09'08" West 87.67 feet to the Northwest corner of the Eagle Springs West Condominium; Thence the following four (4) courses coincident with the Westerly and Southerly boundary of said Eagle Springs West, 1) South 01°07'51" East 58.42 feet; 2) South 88°52'06" West 5.00 feet; 3) South 01°07'51" East 39.57 feet; 4) North 72°26'08" West 19.67 feet; Thence North 49°31'54" West 37.10 feet to the Northeast corner of Unit 202 of The Aspens at Solitude Estates; Thence the following three (3) courses coincident with the Southeasterly boundary of said Unit 202, 1) South 24°06'11" West 31.35 feet; 2) South 65°53'49" East 5.00 feet; 3) South 24°06'11" West 0.50 feet to the true point of beginning; Thence South 24°06'11" West 0.50 feet; Thence South 24°06'11" West 31.35 feet; Thence North 65°53'49" West 13.50 feet; Thence South 24°06'11" West 8.11 feet; Thence North 65°53'49" West 10.33 feet; Thence North 24°06'11" East 5.61 feet; Thence North 65°53'49" West 25.33 feet; Thence North 24°06'11" East 33.85 feet; Thence North 65°53'49" West 11.16 feet; Thence North 24°06'11" East 0.50 feet; Thence South 65°53'49" East 60.32 feet; to the point of beginning. Also being known as Unit 201 of The Aspens at Solitude Estates (unrecorded)

ALSO LESS AND EXCEPTING the following:

A parcel of land identified as Unit 202 on the Record of Survey prepared by William L. Clark (PLS No. 5251265) of PSOMAS and filed at the Salt Lake County Surveyor's office as Number S2008-02-0208, said parcel lying in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Comprising 0.04 acre of those particular parcels of land owned in fee simple by Solitude Ski Corporation and being a part of the Giles Flat Mining Claim U.S. Mineral Survey 4960. Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. Brass Cap Monuments Monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 22, Township 2 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 23°34'03" West 178.83 feet to the Northwest corner of said Giles Flat Mining Claim; Thence South 48°02'07" East 450.00 feet coincident with the North line of said mining claim to the point of beginning of Mr. Clark's Survey; Thence continuing coincident with said North line South 48°02'07" East 93.96 feet; Thence South 33°09'08" West 87.67 feet to the Northwest corner of the Eagle Springs West Condominium; Thence the following four (4) courses coincident with the Westerly and Southerly boundary of said Eagle Springs West, 1) South 01°07'51" East 58.42 feet; 2) South 88°52'06" West 5.00 feet; 3) South 01°07'51" East 39.57 feet; 4) North 72°26'08" West 19.67 feet; Thence North 49°31'54" West 37.10 feet to the Northeast corner of Unit 202 of The Aspens at Solitude Estates and the true point of beginning; Thence South 24°06'11" West

31.35 feet; thence South 65°53'49" East 5.00 feet; thence South 24°06'11" West 0.50 feet; Thence North 65°53'49" West 60.32 feet; Thence North 24°06'11" East 0.50 feet; Thence South 65°53'49" East 6.16 feet; thence North 24°06'11" East 33.85 feet; thence South 65°53'49" East 25.33 feet; thence North 24°06'11" East 5.61 feet; thence South 65°53'49" East 10.33 feet; thence South 24°06'11" West 8.11 feet; thence South 65°53'49" East 13.50 feet to the point of beginning. Also being known as Unit 202 of The Aspens at Solitude Estates (unrecorded)

PARCEL 1A:

Creekside Condominium Access Easement

A 25 foot wide non-exclusive Easement for ingress and egress, being 12.5 feet on either side of the following described centerline:

Beginning at a point that is South 58°15'08" East 436.34 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27; said point also being North 89°48'56" West, 1309.22 feet, and South 58°15'08" East 436.34 feet from the Northeast corner of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, said point of beginning being on the South Right-of-way line of State Road 152, and also on a 61.94 foot radius curve to the left, thence along the arc of said curve 85.89 feet (chord bears South 11°13'19" East, 79.17 feet); thence South 50°56'43" East 89.29 feet to a point on a 93.62 foot radius curve to the right, thence along the arc of said curve 28.57 feet (chord bears South 40°02'01" East, 28.46 feet); thence South 31°17'23" East 60.67 feet; thence South 25°18'18" East 51.88 feet; thence North 25°18'18" West 12.50 feet; said point being the intersection of the Entrance Road and the A1 Road and running thence South 63°38'04" West 129.33 feet to a point on a 62.50. foot radius curve to the right, thence along the arc of said curve 74.66 feet (chord bears North 82°08'45" West, 70.30 feet); thence North 47°55'35" West 104.46 feet; thence South 47°55'35" East 12.50 feet; said point being the intersection of A1 Road and the A5 Road and running thence South 29°08' West 279.13 feet to a point on a 98.50 foot radius curve to the left, thence along the arc of said curve 42.04 feet (chord bears South 17°06'48" West, 41.72 feet); thence South 04°51'36" West 36.36 feet to a point on a 184.00 foot radius curve to the left, thence along the arc of said curve 31.66 feet (chord bears South 00°04'09" East, 31.62 feet); thence South 04°59'54" East 6.57 feet to a point on a 72.00 foot radius curve to the left, thence along the arc of said curve 73.01 feet (chord bears South 34°02'47" East, 69.92 feet); thence South 63°02'25" East 15.27 feet to a point on a 38.00 foot radius curve to the right, thence along the arc of said curve 45.50 feet (chord bears South 27°12'57" East, 42.83 feet) more or less to a point on the property line of Creekside Condominiums and the terminus of this easement.

Tax Id No.: 24-27-226-082