

Atlas Title
File #37777

Ent 520692 Bk 1412 Pg 541 - 542
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Jun 09 03:00PM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Benjamin A. Fitzgerald and Syndi R. Fitzgerald

hereby

CONVEY AND WARRANT

to:

Grantee: Jaffa Lynch Investor Group, LLC
Of: *4490 North Forestdale Drive, #220, Park City, UT 84098*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

See Attached Legal Description

Together with all appurtenances thereunto belonging.

This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 8th DAY OF JUNE 2022.

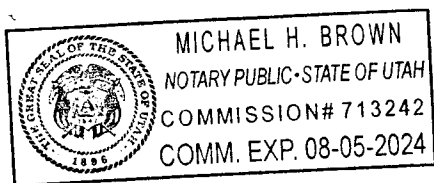
Benjamin A. Fitzgerald

) Benjamin A. Fitzgerald
Syndi R. Fitzgerald

) Syndi R. Fitzgerald

State of Utah)
County of Wasatch) ss

On the 8th day of June 2022, personally appeared before me, Benjamin A. Fitzgerald and Syndi R. Fitzgerald, the signers of the within instrument, who duly acknowledged to me that they executed the same.



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NOTARY PUBLIC

Legal Description

BEGINNING AT A POINT THAT IS S89°35'38"W 1008.31 FEET AND SOUTH 318.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S53°18'58"W 339.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2914.90 FEET; THENCE NORTHWESTERLY 239.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°42'27" (CHORD BEARING AND DISTANCE BEING N23°47'23"W 239.38 FEET); THENCE N56°17'51"E 214.39 FEET; THENCE N21°30'13"W 147.69 FEET; THENCE N05°51'07"E 159.38 FEET; THENCE N70°06'37"E 147.50 FEET; THENCE N20°14'15"W 56.13 FEET; THENCE N69°45'45"E 80.00 FEET; THENCE S20°14'15"E 76.13 FEET; THENCE S69°45'45"W 70.00 FEET; THENCE S08°55'39"E 471.87 FEET TO THE POINT OF BEGINNING.

Parcel Nos. 00-0021-2742 and 00-0021-2743

Beginning at the Northwest corner of the Clark Fitzgerald property at a point where Easterly boundary of Highway 40 corners the North boundary fence of the Clark Fitzgerald property (said beginning point being the intersecting point of the existing right of way fence and the existing fence that runs along the North side of the property presently occupied by Clark Fitzgerald), being historically described as being at a point 2.10 chains East and 14.70 chains North 2°30' East and North 2°30' East 7.01 chains from the Southwest corner of the Southeast quarter of the Northwest quarter of Section 29, Township 3 South, Range 5 East; and running thence East 560 feet along the North property line fence of the Clark Fitzgerald property; thence North 480 feet; thence West to the Easterly boundary of Highway 40; thence Southerly along the Easterly boundary line of Highway 40 the point of beginning.

Excepting therefrom that part of the above described property heretofore conveyed to J. Sterling Anderson and Louanna F. Anderson by deed from the Grantor, dated March 1, 1977, in Book 127 at Page 300.

Parcel No. 00-0013-3327

Commencing at a point on the Easterly boundary of Highway 40, said point having State Plane Rectangular Coordinates of X:2025443.25 and Y:S01514.54 (based on the Lambert Conformal Projection, Utah Central Zone), said point also being South 917.71 feet and East 1503.15 feet from the Northwest corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 10°26'07" East along said Highway boundary 74.18 feet; thence continuing along said boundary South 08°03'49" East 104.45 feet; thence South 89°40'17" East 295.97 feet; thence North 14°28'33" West along a fence line 219.97 feet; thence South 82°36'15" West partially along a fence line 271.32 feet to the point of beginning.

Parcel No. 00-0000-5483

BEGINNING SOUTH 1224.30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; WEST 953.45 FEET; NORTH 140 FEET; WEST 154.9 FEET; NORTHERLY ALONG HWY 40 322 FEET; EAST 1119.36 FEET; SOUTH 462 FEET TO BEGINNING.

Parcel No. 00-0007-8944

BEGINNING SOUTH 00°41'51" EAST 1229.93 FEET AND SOUTH 89°12'19" WEST 501.96 FEET FROM THE ORIGINAL STONE MONUMENT FOR THE SOUTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°12'19" WEST 54.51 FEET; THENCE NORTH 00°14'38" EAST 480.00 FEET; THENCE SOUTH 89°45'22" EAST 54.50 FEET; THENCE SOUTH 00°14'38" WEST 479.01 FEET TO THE POINT OF BEGINNING.

Parcel No. 00-0020-0510

Atlas Title
File #3776

Ent 520691 Bk 1412 Pg 540 - 540
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Jun 09 03:00PM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Jake Fitzgerald Olsen

hereby **CONVEY AND WARRANT** to:

Grantee: Jaffa Lynch Investor Group, LLC
Of: *4490 North Forest Lake Drive #202, Park City, UT 84098*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of UTAH to wit:

COMMENCING SOUTH 1686.3 FEET AND WEST 557.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 552.25 FEET TO HIGHWAY 40; THENCE NORTH 0 DEGREES 33 MINUTES 12 SECONDS EAST ALONG SAID HIGHWAY 140.0 FEET; THENCE EAST 154.9 FEET; THENCE SOUTH 84.94 FEET; THENCE EAST 396.0 FEET; THENCE SOUTH 55.0 FEET TO THE POINT OF BEGINNING.

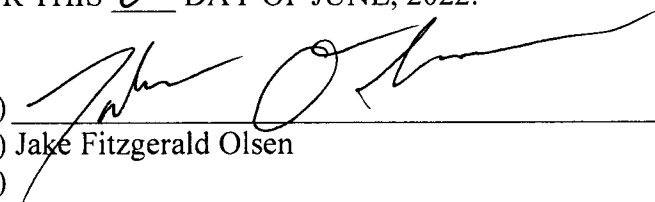
LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY COMMENCING SOUTH 1686.3 FEET AND WEST 557.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 396.0 FEET; THENCE NORTH 55.00 FEET; THENCE EAST 396.0 FEET; THENCE SOUTH 55.00 FEET TO THE POINT OF BEGINNING.

Tax ID No.: OWC-0623-1/Parcel No. 00-0013-2139

Together with all appurtenances thereunto belonging.

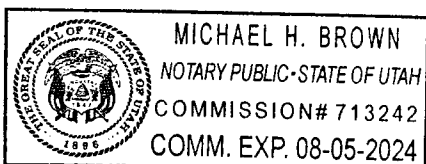
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 8th DAY OF JUNE, 2022.

) 
) _____
) Jake Fitzgerald Olsen
) _____
) _____
) _____

State of Utah)
County of Wasatch) ss

On the 8th day of June, 2022, personally appeared before me, Jake Fitzgerald Olsen, the signers of the within instrument, who duly acknowledged to me that they executed the same.





NOTARY PUBLIC

ATLAS TITLE
FILE# 37775

Ent 520690 Bk 1412 Pg 539 - 539
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Jun 09 03:00PM Fee: \$40.00 TC
For: Atlas Title - Heber City
ELECTRONICALLY RECORDED

Warranty Deed

Grantor: Shelly F Olsen and Gilbert Jed Olsen

hereby

CONVEY AND WARRANT

to:

Grantee: Jaffa Lynch Investor Group, LLC

Of: *4490 North Forestdale Drive, #202, Park City, UT 84098*

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
the following described tract of land within Wasatch County, State of **UTAH** to wit:

BEGINNING AT A POINT THAT IS S89°35'38"W 598.99 FEET AND SOUTH 95.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S61°05'50"W 467.54 FEET; THENCE N08°55'39"W 471.87 FEET; THENCE N69°45'45"E 70.00 FEET; THENCE N20°14'15"W 76.13 FEET; THENCE S69°45'45"W 80.00 FEET; THENCE S20°14'15"E 56.13 FEET; THENCE S70°06'37"W 147.50 FEET; THENCE N23°50'00"W 184.00 FEET; THENCE N20°27'46"W 66.50 FEET; THENCE N60°41'37"E 99.44 FEET; THENCE NORTH 283.22 FEET; THENCE S89°59'36"E 453.26 FEET; THENCE S14°15'44"E 792.19 FEET TO THE POINT OF BEGINNING.

Tax ID No.: OWC-0588/Parcel No. 00-0007-8480 and OWC-0588-8/Parcel No. 00-0020-1056

Together with all appurtenances thereunto belonging.

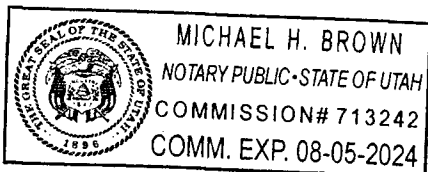
This deed is hereby made expressly subject to all existing and recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, and is expressly subject to all regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

WITNESS THE HAND OF SAID GRANTOR THIS 8th DAY OF JUNE, 2022

) *Shelly F. Olsen*
) Shelly F. Olsen
)
)
) *Gilbert Jed Olsen*
) Gilbert Jed Olsen

State of Utah)
County of Wasatch) ss

On the 8th day of June 2022, personally appeared before me, Shelly F Olsen and Gilbert Jed Olsen, the signers of the within instrument, who duly acknowledged to me that they executed the same.



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NOTARY PUBLIC

WHEN RECORDED RETURN AND
SEND TAX STATEMENTS TO:

Jaffa Lynch Investor Group
4490 Forestdale Drive
Park City, Utah 84098
Attn: Scott Jaffa

APN: 00-0000-5483 00-0007-8480 00-0007-8944 00-0013-2139 00-0013-3327 00-0013-3335
00-0020-0510 00-0020-1056 00-0021-2742 00-0021-2743 00-0021-9877

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Jordanelle REF Acquisition LLC, a Delaware limited liability company, as its interests may appear

does hereby RELEASE AND FOREVER QUITCLAIM to:

Jaffa Lynch Investor Group LLC, a Utah limited liability company, with an address at 4490 Forestdale Drive, Park City, Utah 84098, all its right, title, and interest in and to the real property situated in Wasatch County, Utah, described on Exhibit "A" attached hereto.

SIGNATURE ON FOLLOWING PAGE

Exhibit "A"

Parcel 2B

A parcel of land situate in the Southwest Quarter of Section 20 and Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 259.43 feet along the quarter section line and West 850.03 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 28°53'57" West 336.02 feet;
 thence North 20°18'59" West 118.80 feet;
 thence North 60°29'35" East 50.31 feet;
 thence North 37°18'26" West 130.98 feet;
 thence South 61°24'22" West 75.01 feet;
 thence North 36°08'11" West 161.74 feet;
 thence North 00°00'13" East 15.02 feet;
 thence North 00°00'13" East 283.22 feet;
 thence South 89°59'23" East 453.19 feet;
 thence South 14°15'44" East 794.25 feet;
 thence South 61°06'03" West 177.54 feet;

thence Southwesterly 117.97 feet along the arc of a 384.00 foot radius curve to the left (center bears South 28°53'57" East and the chord bears South 52°17'59" West 117.51 feet with a central angle of 17°36'08") to the point of beginning.

Contains 358,839 Square Feet or 8.238 Acres

Parcel 4

A parcel of land situate in the Southwest Quarter of Section 20 and Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 259.43 feet along the quarter section line and West 850.03 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence Southwesterly 112.76 feet along the arc of a 384.00 foot radius curve to the left (center bears South 46°30'05" East and the chord bears South 35°05'09" West 112.36 feet with a central angle of 16°49'31");
 thence South 26°40'24" West 110.76 feet;

thence Southwesterly 93.70 feet along the arc of a 316.00 foot radius curve to the right (center bears North 63°19'36" West and the chord bears South 35°10'05" West 93.36 feet with a central angle of 16°59'22");

thence North 32°18'14" West 149.08 feet;
 thence North 22°08'49" West 161.98 feet;
 thence North 30°41'43" West 64.00 feet;
 thence North 63°03'55" West 11.50 feet;
 thence North 21°30'00" West 147.69 feet;
 thence North 05°51'20" East 159.38 feet;
 thence North 23°49'47" West 184.00 feet;
 thence North 20°27'33" West 66.50 feet;
 thence North 60°41'50" East 99.44 feet;
 thence South 00°00'13" West 15.02 feet;
 thence South 36°08'11" East 161.74 feet;
 thence North 61°24'22" East 75.01 feet;
 thence South 37°18'26" East 130.98 feet;
 thence South 60°29'35" West 50.31 feet;
 thence South 20°18'59" East 118.80 feet;
 thence South 28°53'57" East 336.02 feet to the point of beginning.

Contains 191,237 Square Feet or 4.390 Acres

Parcel 6

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 586.49 feet along the quarter section line and West 985.75 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence Northeasterly 132.06 feet along the arc of a 384.00 foot radius curve to the left (center bears North 43°37'21" West and the chord bears North 36°31'32" East 131.41 feet with a central angle of 19°42'15");

thence North 26°40'24" East 83.66 feet;

thence Northeasterly 30.41 feet along the arc of a 18.00 foot radius curve to the right (center bears South 62°59'20" East and the chord bears North 75°24'21" East 26.92 feet with a central angle of 96°47'21");

thence Southeasterly 230.61 feet along the arc of a 364.50 foot radius curve to the right (center bears South 33°47'58" West and the chord bears South 38°04'33" East 226.78 feet with a central angle of 36°14'58");

thence South 19°57'04" East 181.74 feet;

thence Southeasterly 370.58 feet along the arc of a 1,964.50 foot radius curve to the right (center bears South 70°03'09" West and the chord bears South 14°32'37" East 370.03 feet with a central angle of 10°48'29");

thence South 62°28'41" West 253.27 feet;
 thence Northwesterly 405.60 feet along the arc of a 1,726.00 foot radius curve to the left (center bears South 83°30'47" West and the chord bears North 13°13'09" West 404.67 feet with a central angle of 13°27'51");
 thence North 19°57'04" West 177.99 feet;
 thence Northwesterly 57.97 feet along the arc of a 132.00 foot radius curve to the left (center bears South 70°02'56" West and the chord bears North 32°31'59" West 57.51 feet with a central angle of 25°09'49");
 thence North 45°06'53" West 39.23 feet to the point of beginning.

Contains 175,167 Square Feet or 4.021 Acres

Parcel 8

A parcel of land situate in Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 311.63 feet along the quarter section line and West 806.34 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence Southeasterly 30.98 feet along the arc of a 18.00 foot radius curve to the left (center bears South 47°53'56" East and the chord bears South 07°12'40" East 27.30 feet with a central angle of 98°37'28");
 thence Southeasterly 277.98 feet along the arc of a 435.50 foot radius curve to the right (center bears South 33°28'36" West and the chord bears South 38°14'14" East 273.29 feet with a central angle of 36°34'20");
 thence South 19°57'04" East 181.74 feet;
 thence Southeasterly 682.39 feet along the arc of a 2,035.50 foot radius curve to the right (center bears South 70°03'09" West and the chord bears South 10°20'37" East 679.20 feet with a central angle of 19°12'29");
 thence South 00°44'23" East 296.02 feet;
 thence South 89°15'44" West 71.00 feet;
 thence North 00°44'23" West 296.02 feet;
 thence Northwesterly 658.58 feet along the arc of a 1,964.50 foot radius curve to the left (center bears South 89°15'37" West and the chord bears North 10°20'37" West 655.50 feet with a central angle of 19°12'29");
 thence North 19°57'04" West 181.74 feet;
 thence Northwesterly 230.61 feet along the arc of a 364.50 foot radius curve to the left (center bears South 70°02'56" West and the chord bears North 38°04'33" West 226.78 feet with a central angle of 36°14'58");
 thence Southwesterly 30.41 feet along the arc of a 18.00 foot radius curve to the left (center bears South 33°48'02" West and the chord bears South 75°24'21" West 26.92 feet with a central angle of 96°47'21");
 thence North 26°40'24" East 27.10 feet;

thence Northeasterly 85.09 feet along the arc of a 316.00 foot radius curve to the right (center bears South 63°19'36" East and the chord bears North 34°23'14" East 84.83 feet with a central angle of 15°25'40") to the point of beginning.

Contains 101,299 Square Feet or 2.326 Acres

Parcel 10

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the quarter section line, said point being South 00°41'38" East 1,229.60 feet along the quarter section line from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence South 00°41'38" East 453.16 feet;
 thence South 89°15'44" West 462.87 feet;
 thence North 00°44'23" West 296.02 feet;
 thence Northwesterly 235.26 feet along the arc of a 2,035.50 foot radius curve to the left (center bears South 89°15'37" West and the chord bears North 04°03'02" West 235.13 feet with a central angle of 06°37'19");
 thence North 62°30'49" East 423.39 feet;
 thence South 20°56'58" East 285.75 feet to the point of beginning.

Contains 288,439 Square Feet or 6.622 Acres

Parcel 12

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°41'38" East 1193.13 feet along the quarter section line and West 544.57 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence Southeasterly 200.97 feet along the arc of a 1,964.50 foot radius curve to the right (center bears South 83°23'56" West and the chord bears South 03°40'13" East 200.88 feet with a central angle of 05°51'41");
 thence South 00°44'23" East 296.02 feet;
 thence South 89°15'44" West 368.50 feet;
 thence North 00°43'47" West 326.38 feet;
 thence North 66°34'02" East 129.65 feet;
 thence North 62°30'49" East 267.14 feet to the point of beginning.

Contains 150,592 Square Feet or 3.457 Acres