

Mail Recorded Deed and Tax Notice To:
Wohali Partners LLC,
a Utah limited liability company
1364 N Cove Circle
North Salt Lake, UT 84054

01153302 B: 2634 P: 1434

Page 1 of 3

Rhonda Francis Summit County Recorder

01/20/2021 03:01:45 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 137190-LMP

WARRANTY DEED

Michael M. Richins

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

Wohali Partners LLC, a Utah limited liability company

GRANTEE(S) of North Salt Lake, 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.: NS-281-A (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 19 day of January, 2021.

Michael M. Richins
Michael M. Richins

STATE OF UTAH

COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 19 of January, 2021 by Michael M. Richins.



Notary Public

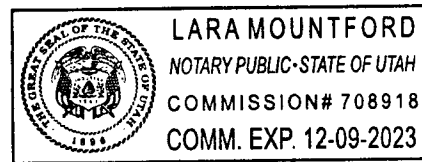


EXHIBIT A
Legal Description

Lots 12 and 13 of Section 12, Township 2 North, Range 4 East, Salt Lake Base and Meridian.

Mail Recorded Deed and Tax Notice To:
Wohali Partners LLC, a Utah limited liability company
5499 South Woodcrest Drive
Holladay, UT 84117

01175661 B: 2700 P: 1190

Page 1 of 3

Rhonda Francis Summit County Recorder

10/20/2021 10:22:55 AM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



File No.: 128386-WHF

SPECIAL WARRANTY DEED

David Elliot Wilde, as Trustee of the David Elliot Wilde Revocable Trust, u/a/d July 16, 1998, or his successor or successors in interest, as to an undivided 1/2 interest and Debra A. Wilde, as Trustee of the Debra A. Wilde Revocable Trust, u/a/d July 16, 1998, or her successor or successors in interest, as to an undivided 1/2 interest

GRANTOR(S) of Coalville, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Wohali Partners LLC, a Utah limited liability company

GRANTEE(S) of Holladay, 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.: CT-382-A-1 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 11 day of October, 2021.

David Elliot Wilde Revocable Trust

BY: David Elliot Wilde - Trustee
David Elliot Wilde
Trustee

Debra A. Wilde Revocable Trust

BY: Debra A. Wilde Trustee
Debra A. Wilde
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On 11 day of October, 2021, before me, personally appeared David Elliot Wilde, 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 on behalf of David Elliot Wilde Revocable Trust u/a/d July 16, 1998.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On 11 day of October, 2021, before me, personally appeared Debra A. Wilde, 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 on behalf of Debra A. Wilde Revocable Trust u/a/d July 16, 1998.

[Signature]
Notary Public

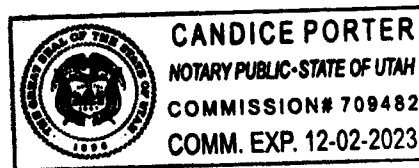


EXHIBIT A
Legal Description

Beginning at a point which is South 00°48'33" East 1120.72 feet, and South 89°11'27" West 29.63 feet from the found North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South 76°16'04" East 40.00 feet; thence South 13°39'40" West 20.00 feet; thence North 76°16'04" West 40.00 feet; thence North 13°39'40" East 20.00 feet; located in the Northwest and the Northeast quarter of said Section 17.

01099790 B: 2482 P: 0959

Page 1 of 4

Rhonda Francis Summit County Recorder

10/10/2018 02:13:06 PM Fee \$20.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED, RETURN TO:

Wohali Partners LLC

2120 S. Highland Drive #209

Salt Lake City, Utah 84106

Attn: David P. Boyden

CTIA#104000-WHP

Parcel Nos. NS-350-A; S-520

SPECIAL WARRANTY DEED

DEBRA ANN JONES, JENNY LIN FULLWILEY, DENNIS W. REES, and KEITH L. REES, each as to an undivided twenty-five percent (25%) interest in the real property described below (collectively, the "**Grantor**"), hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantor, to **WOHALI PARTNERS LLC**, a Utah limited liability company (the "**Grantee**"), whose mailing address is 2120 South Highland Drive #209, Salt Lake City, Utah 84106, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Summit County, Utah:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all buildings, fixtures and improvements thereon, if any, and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto now or hereafter used or enjoyed with said real property, or any part thereof; and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this 9 day of October, 2018.

DEBRA ANN JONES

Debra Ann Jones
Debra Ann Jones

STATE OF Utah)
COUNTY OF Summit :SS

On this 9th day of October, 2018, before me, a notary public, personally appeared **Debra Ann Jones**, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged she executed the same.

Christine Star Hull
NOTARY PUBLIC

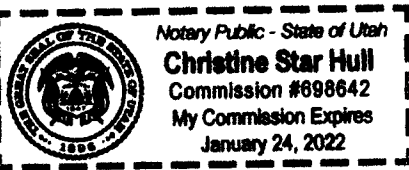
JENNY LIN FULLWILEY

Jenny Lin Fullwiley
Jenny Lin Fullwiley

STATE OF Utah)
COUNTY OF Summit :SS

On this 9th day of October, 2018, before me, a notary public, personally appeared **Jenny Lin Fullwiley**, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged she executed the same.

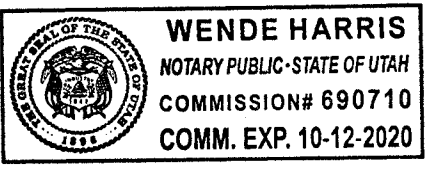
Christine Star Hull
NOTARY PUBLIC



Dennis W. Rees
DENNIS W. REES

STATE OF Utah
COUNTY OF Salt Lake :SS

On this 10 day of October, 2018, before me, a notary public, personally appeared **Dennis W. Rees**, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.



Wende Harris
NOTARY PUBLIC

Keith L. Rees
KEITH L. REES

STATE OF Utah
COUNTY OF Summit :SS

On this 9th day of October, 2018, before me, a notary public, personally appeared **Keith L. Rees**, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.



Christine Star Hull
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

A portion of land located in the Southwest quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'18" West between the Southeast corner of the Southwest corner of said Section 8, described as follows:

Beginning at the Southwest corner of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 00°48'13" West 1,762.02 feet along the section line; thence South 81°05'47" East 992.89 feet; thence South 47°01'55" East 672.97 feet; thence East 195.29 feet to the Westerly line of the United States of America (Bureau of Reclamation); the following six (6) courses are along said line; thence South 03°11'42" West 458.20 feet; thence South 29°29'08" East 126.21 feet; thence South 16°02'18" East 99.70 feet; thence South 08°00'18" East 26.00 feet; thence South 00°12'42" West 193.60 feet; thence South 13°13'18" East 318.87 feet to the section line; thence North 88°36'18" West 1,784.43 feet along the section line to the point of beginning.

Containing 60.00 Acres

PARCEL 2:

15.00 Acre State Assessed Gravel Pit lying within the above described property.

WHEN RECORDED MAIL TO:

Stephen G. Boyden

1364 Cove Circle

North Salt Lake, Utah. 84054

Ent 154834 Bk 372 Pg 1019
Date: 04-JAN-2021 3:35:41PM
Fee: \$40.00 Credit Card Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: BOYDEN STEPHEN G

QUITCLAIM DEED

BOYDEN FARMS, LLC., Grantor, of 1364 Cove Circle, North Salt Lake, Utah 84054, pursuant to Utah Code Ann. § 57-1-13, hereby quitclaims to **WOHALI PARTNERS, LLC.**, Grantee, of 5499 Woodcrest Drive, Holladay, Utah 84117, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the entire "Cabin Property" parcel, subject to that certain Conservation Easement granted to the State of Utah, dated the 5th day of July, 2000, located in Morgan County, Utah, more specifically described as follows:

Parcel: 00-0005-0383

Part of the Southwest Quarter of Section 27, Township 2 North, Range 4 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 85° 43' 59" West between the South 1/4 Corner and the Southwest Corner of said Section 27 described as follows:

Beginning at a point which is South 85° 43' 59" West 1506.90 feet along the Section Line and North 72.48 feet from the South 1/4 Corner of said Section 27 and running thence North 54° 37' 38" West 45.00 Feet; thence North 35° 22' 22" East 26.31 Feet; thence North 08° 38' 29" West 73.81 Feet; thence North 81° 21' 31" East 20.00 Feet; thence South 08° 38' 29" East 53.11 Feet; thence North 35° 22' 22" East 20.86 Feet; thence North 50° 55' 52" East 38.68 Feet; thence North 08° 32' 24" East 42.33 Feet; thence North 10° 15' 47" East 56.91 Feet; thence North 15° 12' 11" East 21.59 Feet; thence North 09° 36' 58" East 47.90 Feet; thence North 04° 50' 59" East 56.72 Feet; thence North 03° 13' 30" West 48.39 Feet; thence North 15° 17' 17" West 78.41 Feet; thence North 12° 58' 55" West 75.46 Feet; thence North 09° 53' 13" West 47.03 Feet; thence North 10° 15' 27" West 66.93 Feet; thence North 10° 36' 25" West 66.48 Feet; thence North 22° 07' 54" West 63.17 Feet; thence North 14° 22' 48" West 40.32 Feet; thence North 03° 54' 11" West 51.81 Feet; thence North 00° 14' 18" East 57.90 Feet; thence North 09° 00' 37" West 120.64 Feet; thence North 15° 45' 11" West 9.99 Feet; thence South 60° 46' 28" West 27.80 Feet; thence North 29° 13' 32" West 91.23 Feet; thence North 60° 46' 28" East 94.65 Feet; thence South 29° 13' 32" East 91.23 Feet; thence South 60° 46' 28" West 56.57 Feet; thence South 15° 45' 11" East 13.02 Feet; thence South 09° 00' 37" East 121.97 Feet; thence North 80° 44' 01" East 181.39 Feet; thence South 09° 15' 59" East 342.85 Feet; thence South 80° 44' 01" West 175.42 Feet; thence South 09° 53' 13" East 46.79 Feet; thence South 12° 58' 55" East 74.99 Feet; thence South 15° 17' 17" East 79.26 Feet; thence South 03° 13' 30" East 50.16 Feet; thence South 04° 50' 59" West 57.85 Feet; thence South 09° 36' 58" West 48.80 Feet; thence South 15° 12' 11" West 21.65 Feet; thence South 10° 15' 47" West 56.32 Feet; thence South 08° 32' 24" West 42.18 Feet; thence South 03° 46' 06" West 49.05 Feet; thence South 35° 22' 22" West 75.96 Feet to the POINT OF BEGINNING; said described tract containing 2.00 Acres, more or less.

By executing this Quitclaim Deed, it is the intention of Grantor that the "Cabin Property" parcel retained by Boyden Farms, LLC, by and through the Special Warranty Deed dated the 21st day of November, 2017 to Wohali Partners, LLC, is fully extinguished as a separate parcel and that the "Cabin Property" parcel is hereby merged into the real property conveyed to Wohali Partners, LLC pursuant to the Special Warranty Deed dated the 21st day of November, 2017.

Witness the hand of said Grantor this 4th day of January, 2021.

GRANTOR:

BOYDEN FARMS, LLC
a Utah limited liability company



By: Stephen G. Boyden

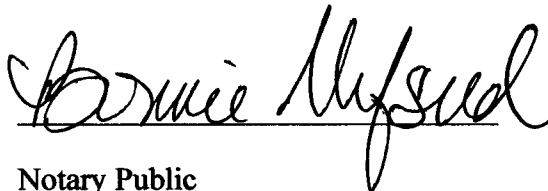
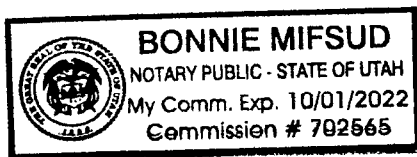
Manager

STATE OF UTAH)

) ss:

COUNTY OF DAVIS)

On the 4 day of January, 2021, before me, the undersigned Notary Public, personally appeared Stephen G. Boyden, manager of Boyden Farms, LLC, proven to me through satisfactory evidence of identification to be the person whose name was signed in my presence on the preceding or attached document.


Notary Public