

Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited liability company grantor(s), to Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015 grantee(s).

Order No. 225791

Tax I.D. No. AV-2178-A-1-A

EXHIBIT "A"

PARCEL 1A: (NUMBERED AS SUCH FOR REFERENCE PURPOSES ONLY)

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'30" WEST ALONG THE CENTER SECTION LINE OF SECTION 22, 1319.59 FEET TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 22, THENCE SOUTH 00°04'47" EAST ALONG THE EAST 1/16TH LINE 981.95 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF GRANTORS PROPERTY, AND RUNNING THENCE NORTH 89°53'57" EAST 2639.53 FEET ALONG THE GRANTORS NORTH PROPERTY LINE TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23, POINT ALSO BEING ON THE WEST BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE SOUTH 00°05'25" EAST ALONG SAID 1/16TH LINE AND SAID WEST BOUNDARY LINE OF TWO (2) PARCELS IN INSTRUMENT #838345 AND A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #499255, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, 1655.83 FEET TO THE SOUTHEAST CORNER SW1/4 SW1/4 OF SAID SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°04'51" EAST ALONG SAID PARCEL 940.13 FEET TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #828652, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: SOUTH 89°55'26" WEST 1319.24 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'44" WEST 290.00 FEET; THENCE SOUTH 89°54'40" WEST 380.00 FEET; THENCE SOUTH 00°05'44" EAST 670 FEET, TO THE NORTH 1/16 LINE OF SECTION 27; THENCE SOUTH 89°54'40" WEST ALONG NORTH 1/16TH LINE, 718.42 FEET TO A POINT THAT IS NORTH 89°54'40" EAST ALONG THE 1/16TH LINE 222.30 FEET FROM THE SOUTHWEST CORNER NORTHEAST ¼ NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #629329, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL NORTH 00°04'41" WEST 955.00 FEET; THENCE NORTH 89°54'23" EAST 175.00 FEET; THENCE NORTH 00°04'41" WEST 901.961 FEET; THENCE SOUTH 89°54'23" WEST 600.02 FEET; TO THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN INSTRUMENT NO. 20180042968, FILED AND ON RECORD AT WASHINGTON COUNTY

RECORDERS OFFICE, STATE OF UTAH; THENCE NORTH 00°04'47" WEST 781.39 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE NORTH 89°53'57" EAST 202.70 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 SE1/4 OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°04'47" WEST ALONG THE EAST 1/16TH LINE 336.76 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 20210051289 FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (AV-2180) AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING:

BEGINNING AT A POINT SOUTH 89°58'17" WEST 510.37 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°01'43" EAST 66.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°01'43" EAST 50.00 FEET TO A P.O.C. OF A 897.00 FOOT RADIUS CURVE (LONG CHORD BEARS SOUTH 23°19'19" WEST); THENCE COUNTERCLOCKWISE ALONG SAID CURVE 1157.12 FEET; THENCE SOUTH 89°34'35" WEST 326.51 FEET; THENCE NORTH 00°25'25" WEST 841.00 FEET TO THE P.C. OF A 200.00 FOOT RADIUS CURVE (LONG CHORD BEARS NORTH 44°46'26" EAST); THENCE CLOCKWISE ALONG SAID CURVE 315.54 FEET; THENCE NORTH 89°58'17" EAST 559.79 FEET TO THE POINT OF BEGINNING. (AV-2177)

ALSO LESS AND EXCEPTING:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M; THENCE SOUTH 00°06'13" EAST 516.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'13" EAST 422.54 FEET; THENCE SOUTH 89°53'47" WEST 309.00 FEET; NORTH 00°06'13" WEST 422.54 FEET; NORTH 89°53'47" EAST 309.00 FEET TO THE POINT OF BEGINNING. (AV-2178-C)

PARCEL 2:

ALL OF WATER RIGHT NO(S) 81-1579 AND 81-5538 AS MORE FULLY IDENTIFIED AND SET FORTH ON THE WATER RIGHTS ADDENDUM TO LAND DEEDS ATTACHED TO AND MADE APART OF THAT CERTAIN WARRANTY DEED BEING CORRECTED HEREIN.

7A