

Send Tax Notices to:
Redd Development, LLC
c/o Steve Wilson
866 West 1200 South
Mapleton, UT 84664

WARRANTY DEED

PTE-38081-P

Tax Serial No. 26:056:0051

Duane J. Hanson, as manager of Sunrise North, LLC, a Utah limited liability company, as to an undivided 25% interest; Janice H. Johnson, as manager of Sunrise Legacy, LLC, a Utah limited liability company, as to an undivided 25% interest; Melanie H. Greenway, as manager of Sunset Drive, LLC, a Utah limited liability company, as to an undivided 25% interest and Crystal Cave, LLC and Paula H. Bailey, as manager of Sunrise Ranch Mapleton, LLC, a Utah limited liability company, as to an undivided 25% interest

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

Redd Development, LLC

Grantee, County of Utah, State of Utah, for the sum of

~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2022 AND THEREAFTER.

Witness the hand of said grantor this **January 21, 2022**

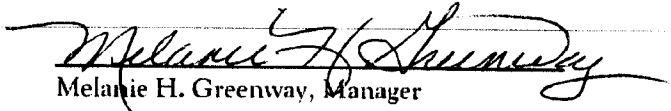
Sunrise North, LLC, a Utah limited liability company

Duane J. Hanson, Manager

Sunrise Legacy, LLC, a Utah limited liability company

Janis H. Johnson, Manager

Sunset Drive, LLC, a Utah limited liability company


Melanie H. Greenway, Manager

Crystal Cave, LLC, a Utah limited liability company

Paula H. Bailey, Manager

STATE OF UTAH)
) §.
County of)

On this Day of , 2022, before me, the undersigned Notary Public, personally appeared **Duane J. Hanson**, known to me to be the member(s) or designated agent(s) of **Sunrise North, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

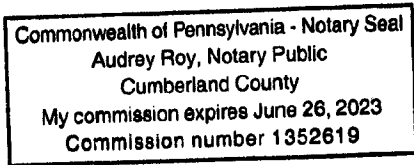
STATE OF UTAH)
) §.
County of)

On this Day of , 2022, before me, the undersigned Notary Public, personally appeared **Janis H. Johnson**, known to me to be the member(s) or designated agent(s) of **Sunrise Legacy, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

STATE OF *Pennsylvania*) §.
County of *Cumberland*

On this *9* Day of *February* 2022, before me, the undersigned Notary Public, personally appeared **Melanie H. Greenway**, known to me to be the member(s) or designated agent(s) of **Sunset Drive, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



MHG
Melanie H. Greenway
Notary Public
Audrey Roy

STATE OF UTAH)
) §.
County of)

On this Day of , 2022, before me, the undersigned Notary Public, personally appeared **Paula H. Bailey**, known to me to be the member(s) or designated agent(s) of **Crystal Cave, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

Witness the hand of said grantor this January 21, 2022

Sunrise North, LLC, a Utah limited liability company

Duane J. Hanson Manager
Duane J. Hanson, Manager

Sunrise Legacy, LLC, a Utah limited liability company

Janis H. Johnson Manager
Janis H. Johnson, Manager

Sunset Drive, LLC, a Utah limited liability company

Melanie H. Greenway, Manager

Crystal Cave, LLC, a Utah limited liability company

Paula H. Bailey Manager
Paula H. Bailey, Manager

STATE OF UTAH)
) §.
County of *utah*)

On this *10* Day of *February*, 2022, before me, the undersigned Notary Public, personally appeared **Duane J. Hanson**, known to me to be the member(s) or designated agent(s) of **Sunrise North, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Jill Christensen
Notary Public



STATE OF UTAH)
) §.
County of *Utah*)

On this *10* Day of *February*, 2022, before me, the undersigned Notary Public, personally appeared **Janis H. Johnson**, known to me to be the member(s) or designated agent(s) of **Sunrise Legacy, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Jill Christensen

Notary Public

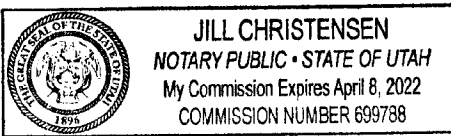
STATE OF)
) §.
County of)

On this Day of , 2022, before me, the undersigned Notary Public, personally appeared **Melanie H. Greenway**, known to me to be the member(s) or designated agent(s) of **Sunset Drive, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

Notary Public

STATE OF UTAH)
) §.
County of)

On this *10* Day of *February*, 2022, before me, the undersigned Notary Public, personally appeared **Paula H. Bailey**, known to me to be the member(s) or designated agent(s) of **Crystal Cave, LLC**, the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.



Jill Christensen

Notary Public

Pro-Title & Escrow, Inc.
File No. 38081-P

EXHIBIT "A"

A parcel of land located in the Southwest corner of Section 9 and Northwest corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, the basis of bearings is South 89° 58' 51" West between the South quarter corner and the Southwest corner of said Section 9, said parcel being more particularly described as follows:

Beginning at a point South 89° 58' 51" West 158.52 feet along the Section line and North 188.11 feet from the South quarter corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 49° 33' 32" West 45.72 feet; thence South 50° 57' 38" West 102.95 feet; thence South 53° 26' 33" West 157.31 feet; thence South 54° 03' 51" West 125.18 feet; thence South 58° 29' 51" West 236.95 feet; thence South 52° 59' 51" West 130.00 feet; thence North 18° 24' 38" West 160.25 feet; thence North 29° 04' 13" West 64.96 feet; thence Northwesterly 61.11 feet along the arc a 170.00 foot radius non-tangent curve to the right (chord bears North 09° 51' 31" West 60.78 feet); thence North 00° 26' 21" East 455.86 feet; thence Northwesterly 23.56 feet along the arc of a 15.00 foot radius tangent curve to the left (chord bears North 44° 33' 39" West 21.21 feet); thence South 89° 33' 39" East 233.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius tangent curve to the right (chord bears South 44° 33' 39" East 21.21 feet); thence South 86° 26' 54" East 40.06 feet; thence Northeasterly 25.77 feet along the arc of a 15.00 foot radius non-tangent curve to the right (chord bears North 49° 38' 50" East 22.71 feet); thence Southeasterly 86.47 feet along the arc of a 217.00 foot radius tangent curve to the right (chord bears South 69° 43' 46" East 85.90 feet); thence South 00° 26' 21" West 116.50 feet; thence South 55° 12' 44" East 56.19 feet; thence North 34° 47' 16" East 96.50 feet thence South 55° 12' 44" East 84.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius tangent curve to the right (chord bears South 10° 12' 44" East 21.21 feet); thence South 55° 12' 44" East 40.00 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius non-tangent curve to the right (chord bears North 79° 47' 16" East 21.21 feet) thence South 55° 12' 44" East 59.54 feet; thence Southeasterly 104.07 feet along the arc of a 516.14 foot radius tangent curve to the left (chord bears South 60° 59' 18" East 103.89 feet) to the point of beginning.

(Being Proposed Sunrise Ranch-Phase M)

A parcel of land located in the Northwest corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, the basis of bearings is North 89° 58' 51" East between the Southwest corner and the South quarter corner of said Section 9, said parcel being more particularly described as follows:

Beginning at a point North 89° 58' 51" East 545.29 feet along the Section line and South 530.06 feet from the Southwest corner of Section 9, Township 8 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 69° 26' 03" East 138.25 feet; thence Northeasterly

30.39 feet along the arc of a 47.00 foot radius non-tangent curve to the right (chord bears North 39° 05' 16" East 29.86 feet); thence North 56° 30' 07" East 758.11 feet; thence Northeasterly 159.93 feet along the arc of a 270.00 foot radius tangent curve to the right (chord bears North 73° 28' 14" East 157.60 feet); thence South 89° 33' 39" East 255.04 feet; thence Northeasterly 22.97 feet along the arc of a 180.00 foot radius tangent curve to the left (chord bears North 86° 47' 03" East 22.95 feet); thence Northeasterly 36.05 feet along the arc of 20.00 foot radius tangent curve to the left (chord bears North 31° 29' 11" East 31.37 feet); thence South 29° 04' 13" East 64.96 feet; thence South 18° 24' 38" East 160.25 feet; thence South 52° 59' 51" West 8.00 feet; thence South 57° 29' 51" West 477.00 feet; thence North 17° 03' 40" West 199.59 feet; thence South 52° 00' 44" West 960.69 feet to the East right of way line of the Union Pacific Railroad and point of a 2253.16 foot radius curve; thence along said East right of way line Northwesterly 401.15 feet along the arc of a 2253.16 foot radius non-tangent curve to the right (chord bears North 17° 31' 46" West 400.62 feet); thence North 56° 30' 07" East 44.38 feet to the point of beginning.

(Being Proposed Sunrise Ranch-Phase N)