

Send Tax Notices to:

Bryce Canyon Hotel Partners, LLC
748 W. Heritage Park Blvd. Suite 203
Layton, Utah 84041

Ent 285064 Bk 571 Pg 784
Date: 18-AUG-2023 2:20:01PM
Fee: \$40.00 Charge Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: SECURITY TITLE CO

APN: TCD-201, TCD-202, TCD-223, TCD-225, TDC-226, TCD-221

SPECIAL WARRANTY DEED

The Rich's Property, L.L.C., a Utah limited liability company incorrectly referred to as Rich's Property, LLC, as grantor in that certain Warranty Deed recorded as instrument 262363, Book 470 Pg 736 and as grantee in that certain Quit-Claim Deed recorded as instrument 279318, Book 4544 Pg, 25 and that Certain Quit-Claim Deed recorded as instrument no 279319, Book 544, Pg, 26 is the owner of an undivided sixteen percent (16%) undivided interest in the Property described herein and **Martin Kerry Rich and Ethel K Rich, as Trustees of the Martin Kerry Rich and Ethel K Rich Charitable Remainder Unitrust, dated July 26, 2022** is the owner of an undivided eighty-four percent (84%) undivided interest in the Property described herein (collectively "**Grantors**"), hereby CONVEY and WARRANT against all claiming by, through or under the acts of the Grantors, and no other, to **Bryce Canyon Hotel Partners, LLC**, a Utah limited liability company ("**Grantee**") of 748 W. Heritage Park Blvd. Suite 203, Layton, Utah 84041, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Garfield County, State of Utah:

31039

See Exhibit A (attached hereto and incorporated herein)

Together with all buildings, structures and other improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

(end of text- signatures attached)

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed August 18, 2023.

GRANTORS:

The Rich's Property, L.L.C.,
a Utah limited liability company

By: Martin K. Rich
Martin K. Rich
Its: Managing Member

By: Ethel K. Rich
Ethel K. Rich
Its: Managing Member

STATE OF UTAH)
COUNTY OF Wasatch) ss.

The foregoing instrument was acknowledged before me this 18 day of August 2023 by Martin K. Rich and Ethel K. Rich, Managing Members of The Rich's Property, L.L.C., who, executed the same in the authorized capacity indicated.

Jodi Hurdsmann
NOTARY PUBLIC

Martin Kerry Rich and Ethel K Rich
Charitable Remainder Unitrust, dated July 26, 2022

By: Martin K. Rich
Martin Kerry Rich
Its: Trustee

By: Ethel K. Rich
Ethel K Rich
Its: Trustees

STATE OF UTAH)
COUNTY OF Wasatch) ss.

The foregoing instrument was acknowledged before me this 18 day of August 2023 by Martin Kerry Rich and Ethel K Rich, Trustees of the Martin Kerry Rich and Ethel K Rich Charitable Remainder Unitrust, dated July 26, 2022, who, executed the same in the authorized capacity indicated.

Jodi Hurdsmann
NOTARY PUBLIC

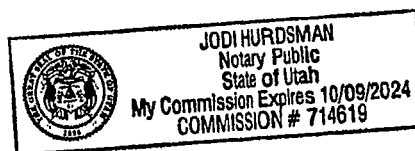


EXHIBIT A
(Legal Description)

Parcel 1: TCD-201

The Northwest quarter of the Northeast quarter; the East half of the Southwest quarter of the Northeast quarter; the West half of the Southeast quarter of the Northeast quarter and the West half of the Northeast quarter of the Northeast quarter of Section 3, Township 36 South, Range 4 West, Salt Lake Base and Meridian; lying Southerly of State Highway 12.

Excepting and reserving the mineral rights in the following manner: An undivided half interest in and to all coal, oil, gas and other minerals in and under said property and reserving the right of ingress and egress at all times for the purpose of operating and developing said lands for oil, gas, coal and other minerals, and marketing the same therefrom, with the right to remove from said land all property and improvements used therein, as cited in that certain Warranty Deed executed by Commercial and Industrial Development Corporation, as grantor and Layton P. Ott and Betty J. Ott, his wife as grantee's and recorded January 26, 1968, as Entry No. 112515 of official records.

Parcel 2: TCD-202

That portion of the Northeast quarter of Section 3, Township 36 South, Range 4 West, Salt Lake Base and Meridian, lying North of Utah Highway 12 right of way line.

Excepting therefrom all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 3: TCD-223

Beginning at a point 244.58 feet West of the South quarter corner of Section 34, Township 35 South, Range 4 West, Salt Lake Base and Meridian; running thence West along the Section line 212.25 feet; thence North 283.08 feet more or less to the South right of way line of Highway 12; thence Southeasterly along said right of way 226.68 feet more or less; thence South 201.48 feet more or less to the South line of Section 34 to the point of beginning.

Parcel 5: TCD-225

The South half of the Southeast quarter and the Southeast quarter of the Southwest quarter lying North of the Utah State Highway 12 right of way of Section 34, Township 35 South, Range 4 West, Salt Lake Base and Meridian.

Excepting therefrom all coal, half of all oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 6: TCD-226

The Southwest quarter of the Southwest quarter of Section 35, Township 35 South, Range 4 West, Salt Lake Base and Meridian.

Excepting therefrom all coal, oil, gas and/or other minerals in, on or under said land, together with the right of ingress and egress for the purpose of exploring and/or removing the same.

Parcel 7: TCD-221

Beginning at the South quarter corner of Section 34, Township 35 South, Range 4 West, Salt Lake Base and Meridian; and running thence West along the Section line 244.58 feet; thence North 201.48 feet to the South right of way line of Utah State Highway 12; thence Southeasterly along said right of way line 553.32 feet more or less to the South line of said Section 34; thence West along said South line of Section 34 a distance of 273.50 feet more or less to the point of beginning.

Garfield County, State of Utah