Entry #: 594464 10/02/2023 03:50 PM SPECIAL WARRANTY DEED

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FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY Jerry Houghton, Tooele County, Recorder

Mail Recorded Deed & Tax Notice To: EHD Investment, LLC, a Utah limited liability company 13 Pier Place Stansbury Park, UT 84074

STATE 10/12/2023



File No.: 172294-DMF

SPECIAL WARRANTY DEED

Shoshone Village, LLC, a Utah limited liability company, as to an undivided 48% interest, and Oquirrh Point Development, LLC, a Utah limited liability company, as to an undivided 52% interest

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

EHD Investment, LLC, a Utah limited liability company,

GRANTEE(S), of Stansbury Park, 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 **Tooele County**, State of-Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

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STATE 10/12/2023

Dated this 29 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company

By: Elite Building Group, Inc., a Utah

Corporation
Its: Member and Manager

BY:

Scott Alan Sauric

President

BY: Prospera of Erda LLC, a Utah limited

liability company

Its: Member and Manager

BY:

Sean Clark Manager

Oquirrh Point Development, LLC, a Utah limited

liability company

BY Joseph White Manager

Deraid Anderson

Manager

Entry: 594464 Page 3 of 11

Dated this 21 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company
By: Elite Building Group, Inc., a Utah Corporation
Its: Member and Manager
BY: Scott Alan Sauric
Scott Alan Sauric President
BY: Prospera of Erda LLC, a Utah limited
liability company Its: Member and Manager
BY:
Sean Clark Manager
Oquirrh Point Development, LLC, a Utah limited liability company
BY:
Joseph White Manager
Manager
BY:
Derald Anderson Manager
manayer

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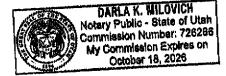
STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this <u>V</u> day of September, 2023, before me, personally appeared Scott Alan Sauric, 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 Elite Building Group, Inc., a Utah corporation, which entity is named as as Manager of Shoshone Village, LLC, a Utah limited liability

Notaby Miblic



STATE OF UTAH

COUNTY OF SALT LAKE

On this _____ day of September, 2023, before me, personally appeared Sean Clark, 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 Prospera of Erda LLC, a Utah limited liability company, which entity is named as Manager of Shoshone Village, LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of September, 2023, before me, personally appeared Joseph White, 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 Oquimh Point Development, LLC, a Utah limited liability company.

Notary Public

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 728266
My Commission Expires on
October 18, 2026

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STATE 10/12/2023

STATE OF UTAH
COUNTY OF SALT LAKE
On this day of September, 2023, before me, personally appeared Scott Alan Sauric, 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 Elite Building Group, Inc., a Utah corporation, which entity is named as as Manager of Shoshone Village, LLC, a Utah limited liability company.
Notary Public
STATE OF UTAH
COUNTY OF SALT LAKE
On this <u>21</u> day of September, 2023, before me, personally appeared Sean Clark, 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 Prospera of Erda LLC, a Utah limited liability company, which entity is named as Manager of Shoshone Village, LLC, a Utah limited liability company.
Notary Public State of Utah My Commission Expires on: May 19, 2027
STATE OF UTAH
COUNTY OF SALT LAKE
On this day of September, 2023, before me, personally appeared Joseph White, 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 Oquirrh Point Development, LLC, a Utah limited liability company.
Notary Public

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STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of September, 2023, before me, personally appeared Deraid Anderson, 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 Oquirrh Point Development,

LLQ, a Utah limited liability company.

DARLA K. MILOVICH Notery Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

STATE 10/12/2023

EXHIBIT A Legal Description

PARCEL 3:

A parcel of land situate in the Northwest quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point located South 89°39'30" West 2510.01 feet along the quarter section line and South 00°24'53" East 1325.27 feet along the right-of-way line of State Road 36 and North 89°38'56" East 6.65 feet from the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence Northeasterly 53.71 feet along the arc of a 50.00 foot radius non-tangent curve to the right (center bears South 60°32'16" East and the long chord bears North 60°13'59" East 51.16 feet through a central angle of 61°32'30"); thence South 88°59'46" East 1062.53 feet; thence South 89°38'56" West 1106.80 feet to the point of beginning. [For information purposes only: Parcel No. 01-401-0-0003]

PARCEL 4:

A parcel of land situate in the Northwest quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point on the West line of Brookfield Estates, which is recorded under Entry No. 231748 in the office of the Tooele County recorder, said point being located South 00°25'21" East 1324.85 feet along the North-South running quarter section line from the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 00°25'21" East 1324.85 feet along said West line of Brookfield Estates and the North-South running quarter section line to a point on the East-West running quarter section line; thence South 89°38'21" West 2510.37 feet along said East-West running quarter section line to the East right-of-way line of SR-36; thence North 00°24'53" West 1300.46 feet along said East right-of-way line to a point of curvature; thence Northeasterly 26.07 feet along the arc of a 50.00 foot radius tangent curve to the right (center bears South 89°35'07" West and the long chord bears North 14°31'26" East 25.78 feet through a central angle of 29°52'37"); thence North 89°38'56" East 2503.54 feet to the said North-South running quarter section line, and the point of beginning. [For information purposes only: Parcel No. 01-401-0-0007]

PARCEL 5:

A parcel of land situate in the Southwest quarter of Section 34, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point located North 00°19'31" West 1324.81 feet along the quarter section line from the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 89°39'31" West 1320.00 feet; thence North 00°19'31" West 1275.34 feet to the South right-of-way line of Erda Way; thence North 89°46'23" East 958.50 feet along said South right-of-way line to the East line of a parcel having the Entry No. 284396 as recorded in the office of the Tooele County Recorder; thence South 00°19'31" East 343.01 feet along said East line to the Southwest corner of said parcel; thence North 89°40'29" East 361.50 feet along the South line of said parcel to a point on the quarter section line; thence South 00°19'31" East 930.31 feet along said quarter section line to the point of beginning. [For information purposes only: Parcel No. 01-422-0-0009]

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STATE 10/12/2023

PARCEL 6:

A parcel of land situate in the Southwest quarter of Section 34, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence South 89°39'30" West 2510.01 feet along the section line to the East right-of-way line of SR-36; thence North 00°24'53" West 1324.82 feet along said right-of-way line; thence North 89°39'31" East 2512.08 feet to a point on the quarter section line; thence South 00°19'31" East 1324.81 feet along said quarter section line, to the point of beginning. [For information purposes only: Parcel No. 01-422-0-0014]

PARCEL 7:

Water Right Numbers 15-5198, 15-881 and Change Application a34920

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STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	r: Shoshone Village, LLC and Oquirrh Point Development, LLC			
Grantee	rantee: EHD Investment, LLC, a Utah limited liability company			
Tax ID	Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014			
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys ee without warranty, except for a warranty of title as to all claiming title by or through lowing interests in water and/or makes the following disclosures:			
1 Al 2 Or (Coun 3 No	Il of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Inly a portion of Grantor's water rights are being conveyed. Ity Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is o water rights are being conveyed. Yater rights are being conveyed by separate deed.	to Section A B checked) C C tant Notes		
Section	-	other side)		
A	The water right(s) being conveyed include Water Right No(s). 15-881, 15-5198 and Change Application a34920 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N1 N2 N3		
В	Only the following water rights are being conveyed: (check all boxes that apply) All of Water Right No(s). acre-feet from Water Right No. acres of irrigated land; stock water for acre-feet from Water Right No. acre-feet from Water Right No. for: families; acres of irrigated land; stock water for families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5		
C	Disclosures by Grantor: (check all boxes that apply) Grantor is endorsing and delivering to Grantee stock certificates for share(s) of stock in the following water company: Culinary water service is provided by: Outdoor water service is provided by: There is no water service available to Grantor's Parcel(s). Other water related disclosures:	N6 N7 N8 N9 N10		
	Attach and sign additional copies of this form if more space is needed. dersigned acknowledge sole responsibility for the information contained herein even though they is isted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals.			
	ensited by employees of the Otan Division of Water Rights, real estate professionals, or other prof to the extent that title insurance or a legal opinion concerning such information is obtained.	cssivnuis,		
Granto	r's Signature: Shoshone Village, LLC: by: and by:			
Grante	e's Acknowledgment of Receipt:			
Grante	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074			

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

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STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Granto	r: Shoshone Village, LLC and Oquirrh Point Development, LLC				
Grante	tee: EHD Investment, LLC, a Utah limited liability company				
Tax ID Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014					
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:					
Check one box only Proceed to Section					
		A B			
	ity a portion of Grantor's water rights are being conveyed. Ity Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is	_			
3 🔲 No	o water rights are being conveyed.	C			
4 📙 W	ater rights are being conveyed by separate deed.	С			
C48	=	tant Notes			
Section		other side)			
A	The water right(s) being conveyed include Water Right No(s). 15-881, 15-5198 and Change Application a34920	N1			
	along with all applications pertaining to the water right(s) listed in this Section A,	N2			
	and all other appurtenant water rights. (Proceed to Section C)	N3			
В	Only the following water rights are being conveyed: (check all boxes that apply)	N1			
	All of Water Right No(s).	N4			
	acre-feet from Water Right No for: families;	N5			
	acres of irrigated land; stock water for Equivalent Livestock Units;				
	and/or for the following other uses				
	acre-feet from Water Right No for: families;	N5			
	acres of irrigated land; stock water for Equivalent Livestock Units;				
	and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B.				
	Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N2			
C	Disclosures by Grantor: (check all boxes that apply)				
	Grantor is endorsing and delivering to Grantee stock certificates for share(s) of	N6			
	stock in the following water company:				
	Culinary water service is provided by:	N7			
	Outdoor water service is provided by:	N8			
	There is no water service available to Grantor's Parcel(s).	N9			
	Other water related disclosures:	N10			
	Attach and sign additional copies of this form if more space is needed.	·			
been as except i Grantoi	dersigned acknowledge sole responsibility for the information contained herein even though the sisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals to the extent that title insurance or a legal opinion concerning such information is obtained. The Signature: Shoshone Village, LLC: by: The Asknowledge was to Specific to the extent of the concerning such information is obtained.	fessionals,			
Grantee's Acknowledgment of Receipt: Grantee's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074					
Grantee	s walling Address: 10 Her Flace, Statisbury Park, 01 04074				

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

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STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Shoshone Village, LLC a	nd Oquirrh Point Development, LLC				
Grantee: EHD Investment, LLC, a Utah limited liability company					
Tax ID Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014					
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:					
Check one box only	Proceed	to Section			
	*	A			
2 Only a portion of Grantor's wa	nter rights are being conveyed. by of this form to the Utah Division of Water Rights if Box 1 or 2 above is	B abouted)			
3 No water rights are being conv		C			
4 ☐ Water rights are being conveye		C			
	Inpor	tant Notes			
Section	·	other side)			
A The water right(s) being co	nveyed include Water Right No(s). 15-881, 15-5198 and	NI			
	pertaining to the water right(s) listed in this Section A,	N2			
and all other appurtenant w	ater rights. (Proceed to Section C)	N3			
B Only the following water ri	ghts are being conveyed: (check all boxes that apply)	NI			
All of Water Right No	(s).	N4			
acre-feet from	Water Right No for: families;	N5			
	igated land; stock water for Equivalent Livestock Units;				
<u></u>	wing other uses				
acre-feet from	Water Right No for: families;	N5			
	igated land; stock water for Equivalent Livestock Units;				
,	- ·				
Along with all applications (Proceed to Section C)	wing other uses pertaining to the water right(s) listed in this Section B.	N2			
C Disclosures by Grantor: (
l I 	nd delivering to Grantee stock certificates for share(s) of	N6			
l I—	water company:				
	is provided by:	N7			
l 1=	is provided by:	N8			
	ce available to Grantor's Parcel(s).	N9			
Other water related dis	closures:	N10			
Attach and sign a	dditional copies of this form if more space is needed.				
been assisted by employees of the Uto	esponsibility for the information contained herein even though the ah Division of Water Rights, real estate professionals, or other pro nce or a legal opinion concerning such information is obtained.	y may have fessionals,			
Grantor's Signature:	Telph wat				
Grantee's Acknowledgment of Rec	eipt: Turgh in land				
	er Place, Stansbury Park, UT 84074				
NOTE: GRANTEE MUST KEEP A C	URRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATE	R RIGHTS			