

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

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## 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.

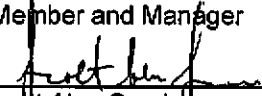
*[Signature on following page]*

STATE 10/12/2023

Dated this 29 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company

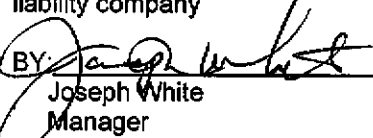
By: Elite Building Group, Inc., a Utah Corporation  
Its: Member and Manager

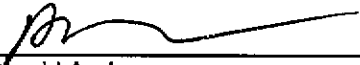
BY:   
\_\_\_\_\_  
Scott Alan Sauric  
President

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

BY:   
\_\_\_\_\_  
Derald Anderson  
Manager

Dated this 27 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

BY: \_\_\_\_\_  
Derald Anderson  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 27 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

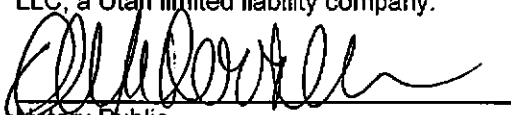
On this \_\_\_\_\_ day of September, 2023, before me, personally appeared Sean Clark, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf Prospera of Erda LLC, a Utah limited liability company, which entity is named as Manager of Shoshone Village, LLC, a Utah limited liability company.

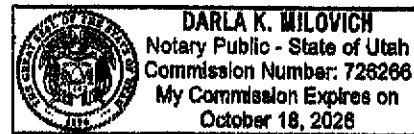
\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29 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



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.

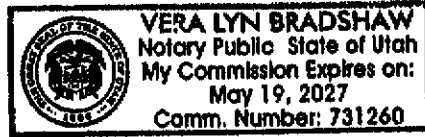
\_\_\_\_\_  
Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 27 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.

Vera Lyn Bradshaw  
Notary Public



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.

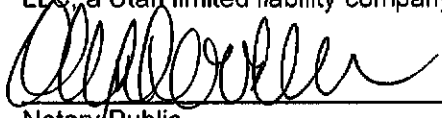
\_\_\_\_\_  
Notary Public

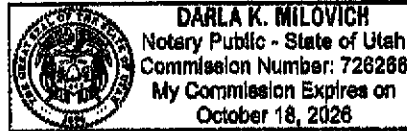
STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this 28 day of September, 2023, before me, personally appeared Derald 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, LLC, a Utah limited liability company.

  
\_\_\_\_\_  
Notary Public



## 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]

**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



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Shoshone Village, LLC and 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
- 1  All of Grantor’s water rights used on Grantor’s Parcel(s) are being conveyed. A
- 2  Only a portion of Grantor’s water rights are being conveyed. B  
 (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3  No water rights are being conveyed. C
- 4  Water rights are being conveyed by separate deed. C

Important Notes  
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s). <u>15-881, 15-5198 and</u> Change Application a34920 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1  N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____. <input type="checkbox"/> _____ acre-feet from Water Right No. _____ 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. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input checked="" type="checkbox"/> There is no water service available to Grantor’s Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6  N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor’s Signature: Shoshone Village, LLC: by: and by: \_\_\_\_\_  
 Grantee’s Acknowledgment of Receipt: \_\_\_\_\_  
 Grantee’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**

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Shoshone Village, LLC and 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

- |   |                      |
|---|----------------------|
| 1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                    |
| 3 <input type="checkbox"/> No water rights are being conveyed.  | C                    |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed.  | C                    |

Important Notes  
(see other side)

Section

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>15-881, 15-5198 and</u> 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
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ 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  N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input checked="" type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6  N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

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Grantor's Signature: Shoshone Village, LLC: by:  and by: \_\_\_\_\_

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee'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**

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Shoshone Village, LLC and 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

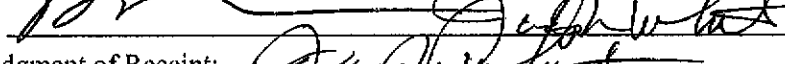

- |   |                      |
|---|----------------------|
| 1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                    |
| 3 <input type="checkbox"/> No water rights are being conveyed.  | C                    |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed.  | C                    |

Important Notes  
(see other side)

**Section**

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>15-881, 15-5198 and</u> Change Application a34920 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ 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. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input checked="" type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

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Grantor's Signature:   
 Grantee's Acknowledgment of Receipt:   
 Grantee's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074

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