

Mail Tax Notice To:  
Gulf Funding, LLC  
C/O Graden Jackson  
9350 S. 150 E., #820  
Sandy, UT 84070

Order No. 7-049592

**SPECIAL WARRANTY DEED**

**Taylor Ranch Inc., a Utah corporation, which took title as Taylor Ranch, Inc., a Utah Corp.,**  
Grantor,

of Utah County, State of Utah, hereby conveys and warrants against all persons claiming by, through or under it to

**Gulf Funding, LLC, a Utah limited liability company,** Grantee,

of Salt Lake County, State of Utah

for the sum of Ten Dollars and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

**Legal Description Attached as Exhibit "A"**

**Tax Serial No.: 30-064-0006**

Together with any and all water and well rights associated with Strawberry Water Users Association and Highline Canal Company that are appurtenant and tied to the land being transferred hereby.

Together with any and all water and well rights associated with Springcreek, Lower Holladay Field Ditch that are appurtenant and tied to the land being transferred hereby.

Together with any and all water and well rights under water right no. 51-1104.

Together with any and all water and well rights under water right no. 51-2760.

Together with any and all water and well rights associated with Holiday Ditch Company, numbers 51-1766, 51-1767, 51-1768, 51-1769 and 51-1770.

Together with all of Grantor's rights, title and interest in and to all oil, gas and other minerals in and under and that may be produced from the property conveyed by this instrument ("Mineral Rights").

Grantor makes no warranty concerning the current validity of any water right or of the validity or existence of any Mineral Rights.

Subject to applicable zoning regulations and ordinances, all of the covenants, agreements, conditions, reservations, restrictions, and easements of record, if any, which may now affect the afore-described property, perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement of improvements or caused by minor inaccuracies in building or rebuilding, such facts as an accurate survey would show, and all other matters of record.

Witness the hand of said Grantor this 10<sup>th</sup> day of June, 2022.

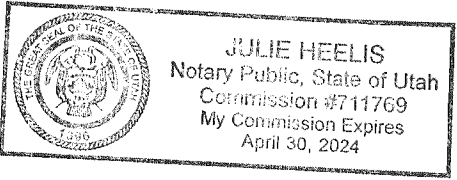
**Taylor Ranch Inc., a Utah corporation**

*[Signature]*  
By: **Isaac Taylor, President**

STATE OF UTAH                    )  
  )SS:  
COUNTY OF UTAH                )

The foregoing instrument was subscribed and sworn to and acknowledged before me this 10<sup>th</sup> day of June, 2022 by **Isaac Taylor, President of Taylor Ranch Inc., a Utah corporation.**

*[Signature]*  
Notary Public  
My Commission Expires: 4/30/2024  
Residing at: Orem, Utah



**Exhibit "A"**  
**Legal Description**

Parcel 15:

Commencing 10 chains East of the Southwest corner of Section 19, Township 9 South, Range 2 East, Salt Lake Meridian; thence East 230.58 feet; thence North  $56^{\circ}04'$  West 15.27 feet; thence Northeasterly 164.9 feet along the arc of a 105 foot radius curve to the right; thence South  $89^{\circ}10'33''$  East 162.8 feet; thence Northeasterly 196.5 feet along the arc of a 125 foot radius curve to the left (tangent North  $89^{\circ}03'56''$  East) Northeasterly 266.60 feet; thence North in a straight line 210 feet, more or less, to the North line of Daley property; thence South  $88^{\circ}$  West 623.66 feet; thence South  $1/2^{\circ}$  East 6.81 chains to beginning.

Also: Commencing 10 chains East of the Northwest corner of Section 30, Township 9 South Range 2 East, Salt Lake Meridian; thence South  $1/2^{\circ}$  East 2.33 chains; thence East 227.54 feet; thence North  $56^{\circ}04'$  West 2.33 chains; thence West 228 feet to beginning.

Parcel No.: 30-064-0006