

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 incorrectly took title as Taylor Ranch, Inc., 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 Nos.: 29-024-0007 & 29-025-0035, 29-024-0008 & 29-025-0036, 29-025-0037, 29-025-0038,
29-025-0010, 29-025-0084, 29-025-0085, 29-025-0051**

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 10th day of June, 2022.

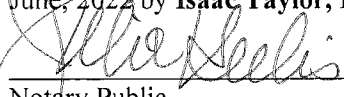
Taylor Ranch Inc., a Utah corporation



By: Isaac Taylor, President

STATE OF UTAH)
)SS:
COUNTY OF UTAH)

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



Notary Public
My Commission Expires: 4/30/24
Residing at: Orem Utah

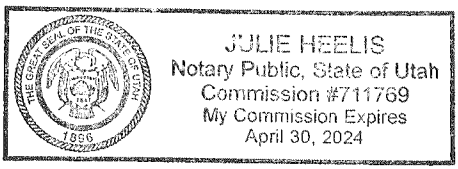


Exhibit "A"
Legal Description

Parcel 1:

Commencing at a point with state plane rectangular coordinates of X=1,925,134.17 and Y=610,907.32 based on the Lambert Conformal Projection, Utah Central Zone, said point also located South 0°58'10" East along the Section line 620.19 feet and South 89°01'50" West 48.60 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1°38'55" East along a fence line 707.71 feet; thence North 1°23'13" East along said fence line 633.18 feet to a fence corner; thence North 34°15'32" West along a fence line 6.45 feet to a fence corner; thence South 72°39'41" West along a fence line 93.85 feet; thence South 69°38'55" West along said fence line 127.07 feet; thence South 68°38'00" West along said fence line 183.82 feet to the centerline of a ditch; thence South 1°19'07" West along said ditch centerline 207.15 feet; thence South 8°25'51" West along said ditch centerline 37.63 feet; thence South 9°40'06" East along said ditch centerline 28.27 feet; thence South 1°34'31" West along said ditch centerline 914.58 feet; thence South 6°51'43" East along said ditch centerline 23.02 feet to a fence line; thence North 88°32'17" East along said fence line 48.75 feet to a fence corner; thence North 89°45'04" East along a fence line 327.05 feet to the point of beginning.

Parcel Nos.: 29-024-0007 & 29-025-0035

Parcel 2:

Commencing at a point with state plane rectangular coordinates of X=1,924,758.51 and Y=610,904.66 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located South 0°58'10" East along the Section line 616.50 feet and South 89°01'50" West 424.37 feet from the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 6°51'43" West along a ditch centerline 23.02 feet; thence North 1°34'31" East along said ditch centerline 914.58 feet; thence North 9°40'06" West along said ditch centerline 28.27 feet; thence North 8°25'51" East along said ditch centerline 37.63 feet; thence North 1°19'07" East along said ditch centerline 207.15 feet to a fence line; thence South 68°15'09" West along said fence line 339.53 feet; thence South 65°45'58" West along said fence line 36.23 feet to a fence corner; thence South 0°01'00" West along a fence line 455.00 feet to a fence corner; thence South 0°55'41" East along a fence line 621.61 feet to a fence corner; thence North 88°32'17" East along a fence line 310.64 feet to the point of beginning.

Parcel Nos.: 29-024-0008 & 29-025-0036

Parcel 3:

Commencing at a point with state plane rectangular coordinates of X=1,925,200.99 and Y=609,607.86 based on Lambert Conformal Projection, Utah Central Zone, said point being also located North 0°58'10" West along the Section line 744.15 feet and South 89°01'50" West 3.77 feet from the East Quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°02'31" West along a fence line 551.88 feet to the centerline of a concrete ditch; thence North 78°17'39" West along said ditch centerline 49.70 feet; thence North 80°39'08" West along said ditch centerline 123.06 feet; thence North 77°18'04" West along said

ditch centerline 76.92 feet; thence North 81°47'50" West along said ditch centerline 125.39 feet; thence North 86°22'37" West along said ditch centerline 108.84 feet to a fence line; thence South 23°33'59" West along said fence line 13.09 feet to a fence corner; thence South 0°21'29" East along a fence line 612.91 feet; thence North 89°50'55" East 479.67 feet to the point of beginning.

Parcel No.: 29-025-0037

Parcel 4:

Commencing at a point with state plane rectangular coordinates of X=1,925,200.57 and Y=610,159.58 based on the Lambert Conformal Projection, Utah Central Zone, said point being also located North 0°58'10" West along the Section line 1295.97 feet and North 89°01'50" East 5.15 feet from the East Quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 1°17'26" West 42.27 feet; thence North 36°24'12" West along a fence line 114.28 feet; thence North 10°29'22" West 22.65 feet to a fence corner; thence North 88°48'04" West along a fence line 316.71 feet to a fence corner; thence North 0°23'10" West along a fence line 583.43 feet to a fence corner; thence South 88°32'17" West along a fence line 359.39 feet to a fence corner; thence South 0°00'51" West along a fence line 64.53 feet; thence South 0°58'10" East along said fence line 533.29 feet; thence South 84°41'44" East along a fence line 7.30 feet; thence South 48°37'56" East along said fence line 100.42 feet; thence South 85°52'10" East along said fence line 178.47 feet to a fence corner; thence North 23°33'59" East along a fence line 13.09 feet to the centerline of a concrete ditch; thence South 86°22'37" East along said ditch centerline 108.84 feet; thence South 81°47'50" East along said ditch centerline 125.39 feet; thence South 77°18'04" East along said ditch centerline 76.92 feet; thence South 80°39'08" East along said ditch centerline 123.06 feet; thence South 78°17'39" East along said ditch centerline 49.70 feet to the point of beginning.

Parcel No.: 29-025-0038

Parcel 5:

Commencing 18.66 chains South of the Northeast corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence West 70.85 feet, more or less; thence South 10°29'22" East 22.65 feet, more or less; thence South 36°24'12" East 114.28 feet; thence South 1°17'26" West 42.27 feet; thence South 0°02'31" West 195 feet, more or less; thence South 89°22'00" East 52.7 feet; thence North 352.09 feet; thence West 52.7 feet to the point of beginning.

Parcel No. 29-025-0010

Parcel 13:

Beginning at a fence line intersection on the North side of 12400 South Utah County Road, which point is North 17.45 feet and West 711.73 feet from the East Quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°49'00" West along a fence line on the North line of said 12400 South Street, 120.30 feet; thence North 01°57'00" East 363.00 feet; thence North 89°49'00" West 179.00 feet; thence North 01°57'00" East 456.27 feet; thence South 74°45'15" East 23.67 feet; thence South 78°58'17" East along the

fence line 135.66 feet; thence North 83°28'21" East along a fence line 143.73 feet; thence South 01°57'00" West along a fence 804.38 feet to the point of beginning.

Less and excepting a portion deeded to Utah County in Warranty Deed, recorded March 17, 1999, as Entry No. 31525, in Book 5013, at Page 790, described as follows:

A parcel of land in fee for the purpose of reconstruction and/or relocation of a county road known as Project No. LC49, being part of an entire tract of property situate in the Southeast Quarter of the Northeast Quarter of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 254.287 meters South 89°57'32" West along the Quarter Section line and 5.080 meters North 00°02'28" West (record 5.319 meters North, and 216.935 meters West, and 36.667 meters North 89°49'00" West), from the East Quarter corner of said Section 25; thence North 01°55'46" East 3.679 meters along the Westerly boundary line of said entire tract; thence South 89°49'47" East 39.729 meters to a point 8.500 meters perpendicularly distant Northerly from the center line of said project, opposite Engineers Station 1+280.000; thence South 00°10'13" West 3.686 meters to the Southerly boundary line of said entire tract; thence North 89°49'00" West 39.842 meters along said Southerly boundary line of said entire tract to the point of beginning. (NOTE: Rotate above bearings 00°18'49" counter clockwise to equal highway bearings.)

Parcel No.: 29-025-0084

Parcel 14:

Beginning at a fence intersection the North side of 12400 South Utah County Road, which point is North 16.75 feet and West 492.03 feet (based on the Utah State Coordinate System Central Zone) from the East Quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°01'9" East along said fence line 1340.75 feet to a fence line; thence North 85°25'30" West 174.55 feet along a fence line; thence North 83°34'48" West 413.49 feet along a fence line; thence South 9°21'28" West 395.75 feet; thence South 00°15'55" East 106.26 feet; thence South 11°39'11" West 39.50 feet; thence South 74°45'15" East 194.91 feet; thence South 78°58'17" East 135.66 feet; thence North 83°28'21" East 143.73 feet to a fence line; thence South 01°57'00" West 804.38 feet to the fence line of the North side of 12400 South Utah County Road; thence South 89°49'00" East 219.70 feet to the point of beginning.

Less and excepting a portion deeded to Utah County in Warranty Deed, recorded March 17, 1999, as Entry No. 31525, in Book 5013, at Page 790, described as follows:

A parcel of land in fee for the purpose of reconstruction and/or relocation of a county road known as Project No. LC49, being part of an entire tract of property situate in the Southeast Quarter of the Northeast Quarter of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said entire tract, which point is 254.287 meters South 89°57'32" West along the Quarter Section line and 5.080 meters North 00°02'28" West (record 5.319 meters North, and 216.935 meters West, and 36.667 meters North 89°49'00" West), from the East Quarter corner of said Section 25; thence North 01°55'46" East 3.679 meters along the

Westerly boundary line of said entire tract; thence South $89^{\circ}49'47''$ East 39.729 meters to a point 8.500 meters perpendicularly distant Northerly from the center line of said project, opposite Engineers Station 1+280.000; thence South $00^{\circ}10'13''$ West 3.686 meters to the Southerly boundary line of said entire tract; thence North $89^{\circ}49'00''$ West 39.842 meters along said Southerly boundary line of said entire tract to the point of beginning. (NOTE: Rotate above bearings $00^{\circ}18'49''$ counter clockwise to equal highway bearings.)

Parcel No.: 29-025-0085

Parcel 16:

Beginning at a fence corner of the East right of way of a railroad track, said point also being South 305.88 feet and East 457.17 feet from the North Quarter corner of Section 25, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence along a fence line the following calls: thence North $89^{\circ}32'47''$ East 819.18 feet; thence South $75^{\circ}37'42''$ East 40.30 feet; thence North $36^{\circ}20'51''$ East 164.46 feet; thence North $34^{\circ}25'56''$ East 71.56 feet; thence North $36^{\circ}55'17''$ East 158.50 feet; thence North $86^{\circ}37'15''$ East 71.45 feet; thence South $89^{\circ}48'55''$ East 279.02 feet; thence South $01^{\circ}11'29''$ East 254.52 feet; thence South $00^{\circ}52'44''$ East 186.24 feet; thence South $00^{\circ}06'00''$ East 233.74 feet; thence South $01^{\circ}22'33''$ East 344.17 feet; thence South $00^{\circ}15'15''$ East 198.11 feet; thence South $86^{\circ}57'55''$ West 222.45 feet; thence South $84^{\circ}48'43''$ West 93.34 feet; thence South $70^{\circ}08'09''$ West 189.02 feet; thence South $63^{\circ}05'01''$ West 151.97 feet; thence North $12^{\circ}10'19''$ West 126.91 feet; thence North $12^{\circ}16'53''$ West 92.63 feet; thence South $89^{\circ}21'08''$ West 649.05 feet; thence North $45^{\circ}27'30''$ West 1.19 feet; thence along said railroad right of way thence the following calls: North $19^{\circ}11'46''$ West 73.18 feet; thence North $14^{\circ}11'30''$ West 123.07 feet; thence North $11^{\circ}57'02''$ West 153.29 feet; thence North $08^{\circ}40'05''$ West 171.80 feet; thence North $07^{\circ}09'11''$ West 76.37 feet; thence North $04^{\circ}35'50''$ West 92.93 feet; thence North $02^{\circ}00'47''$ West 167.24 feet to the point of beginning.

Parcel No. 29-025-0051