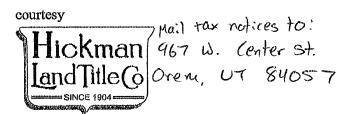
Recorded 23-Mar-2021 Filing No.99655
At 02:40 PMin BookN12 Page 102
Fee \$40.00 Krystal G. Butterfield Rich County Recorder
For HICKMAN LAND TITLE LOGAN





# SPECIAL WARRANTY DEED

ARETE LAND COMPANY, LLC, a Debtor in Possession under Bankruptcy Case No. 21-20488, Chapter 11 (Subchapter V), United States Bankruptcy Court, District of Utah, Central Division

a limited liability company organized and existing under the laws of the State of Utah grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as against all claiming by, through or under it to

### THE WATERS EDGE PROPERTIES, LLC

grantee, for the sum of TEN DOLLARS and other good and valuable consideration the following described tract of land in Rich County, State of Utah.

SEE ATTACHED EXHIBIT "A"

AREVELAND COMPANY, LLC

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized managing member, this March 22, 2021

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah

SS

County of 1/12/2021 personally appeared before me CHRIS SHURIAN who being by me duly sworn did say, each for himself, that he is the Manager of ARETE LAND COMPANY, LLC, a Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged to me that said Limited Liability Company executed the same.

Notary Public

TRISHA WOLLEBAEK

NOTARY PUBLIC-STATE OF UTAH

My Comm. Exp 07/23/2022

Commission # 701395

#### EXHIBIT A

## Legal Description

PARCEL 6: Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows: Beginning at a point 198 feet North and 225 feet East of the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, thence East 125 feet; thence South 124 feet; thence West 125 feet; thence North 124 feet to the point of beginning.

Tax Roll No. 41-21-400-0069

PARCEL 7: Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows: Beginning at a point 120 feet East of the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, thence North 99 feet; thence East 105 feet; thence South 99 feet; thence West 105 feet to the point of beginning.

Tax Roll No. 41-21-400-0068

PARCEL 8: Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows: Commencing 99 feet North from the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, running thence East 225 feet; thence North 99 feet; thence West 225 feet; thence South 99 feet to the place of beginning.

Tax Roll No. 41-21-400-0062

PARCEL 12: Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows: Beginning at a point 225 feet East from the Southwest corner of Lot 9, Block 6, Nat "B" Garden City Survey, and running thence North 99 feet; thence East 110 feet; thence South 99 feet; thence West 110 feet to the place of beginning.

Tax Roll No. 41-21-400-0059

This document has been prepared as an accommodation by RICH LAND TITLE COMPANY without the benefit of a title search and its accuracy is not guaranteed.

As modified by 21/6 20488 Doc 21

Document

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This order is SIGNED.

**Dated: March 17, 2021** 

William J.

WILLIAM T. THURMAN U.S. Bankruptcy Judge



# IN THE UNITED STATES BANKRUPTCY COURT FOR THE DISTRICT OF UTAH, CENTRAL DIVISION

In Re: ARETE LAND COMPANY, LLC. 967 West Center Street Provo, UT 84057

Bankruptcy No. 21-20488 Chapter 11 (Subchapter V)

Brian M. Rothschild (Trustee)

FILED ELECTRONICALLY

Debtor in Possession.

Judge William T. Thurman

ORDER GRANTING MOTION OF THE DEBTOR PURSUANT TO 11 U.S.C. §363 FOR AUTHORIZATION TO FINALIZE AND COMPLETE SALE OF PROPERTY TO WATER'S EDGE PROPERTIES, LLC

This matter came before the Court upon the Motion of the Debtor Pursuant to 11 U.S.C. § 363 for Authorization to Finalize and Complete Sale of Property to Water's Edge Properties, LLC dated February 25, 2021 (the "Motion") filed by Arete Land Company, LLC, the debtor and debtor-in-possession (the "Debtor"). The Motion was scheduled for hearing on March 25, 2021 and required any and all objections to be filed on or before March 15, 2021. The Court having found that notice was properly given, there were no objections filed to the Motion and that there

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is good cause for granting the Motion and authorizing the Debtor to finalize and complete the sale of certain real property to Water's Edge Properties, LLC ("WEP").

## THEREFORE, IT IS HEREBY ORDERED THAT:

- 1. The Motion is granted as decreed by this Order.
- 2. The Debtor is authorized to finalize and complete the sale of the real property more particularly described in the Motion and Exhibit "A" attached hereto and incorporated herein by reference, to WEP.
- 3. WEP is a good faith purchaser under Section 363(m) of the Bankruptcy Code.
- 4. The sale is free and clear of all liens and interests. To the extent any liens or interests exist, such liens and/or interests attach to the sale proceeds.

END OF DOCUMENT

#### EXHIBIT A

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Tax Roll No. 41-21-400-0069

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Tax Roll No. 41-21-400-0059

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# SERVICE CERTIFICATE

Diaz & Larsen (via ECF)

US Trustee (David W. Newman-AUST) (via ECF)

Brian M. Rothschild (Subchapter V Trustee) (via ECF)

Miles Jensen (via ECF)

Arete Land Company, LLC 967 West Center Street Orem, UT 84057