

**WHEN RECORDED, RETURN TO,  
AND MAIL TAX NOTICES TO:**

The Michael Dennis Sullivan Trust dated May 16, 1997  
14900 Hindry Ave.  
Hawthorne, CA 90250  
Attn: Jackie Lopez  
139958-WHP

00-0009-8645  
00-0020-8411  
00-0009-8579  
00-0009-8561  
00-0009-8603  
00-0012-2189

APN(s): See Exhibit A

**SPECIAL WARRANTY DEED**

**VHW PROPERTIES NO. 5, L.L.C.**, a Utah limited liability company ("**Grantor**"), hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to **MICHAEL DENNIS SULLIVAN, AS TRUSTEE OF THE MICHAEL DENNIS SULLIVAN TRUST DATED MAY 16, 1997**, with the address first stated above ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land in Wasatch County, Utah, to wit:

**See attached Exhibit A (the "**Property**")**

SUBJECT TO current taxes and assessments and all matters of record or that would be shown by an accurate survey of the Property.

*[Signature Page Follows]*

WITNESS the hand of said Grantor this 17 day of December 2021.

**GRANTOR:**

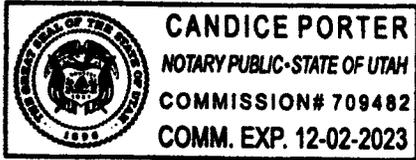
**VHW PROPERTIES NO. 5, L.L.C.,**  
a Utah limited liability company

By: Van H. Whitby  
Name: Van H. WHITBY  
Title: MANAGER

STATE OF UTAH )  
COUNTY OF Salt Lake:<sup>SS</sup>

The foregoing instrument was acknowledged before me this 17 day of December 2021 by Van H. Whitby the Manager of VHW PROPERTIES NO. 5 L.L.C., a Utah limited liability company.

[Signature]  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCELS 1 AND 2:**

Beginning at the East quarter corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian; thence West 1320 feet; thence North 630.77 feet; thence East 970.44 feet; thence South 69°12'08" East 345.67 feet; thence South 460 feet to the beginning.

LESS AND EXCEPTING THEREFROM the following:

Begin at a point West 1761.65 feet and North 11°48' East 2873.5 feet, more or less, from the Southeast corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian; thence North 170 feet; thence West 300 feet; thence South 280 feet; thence East 300 feet; thence North 110 feet to the place of beginning.

**PARCEL 3:**

Beginning North 89°31'49" West 2669.08 feet and South 88°45'48" West 1224.81 feet and South 2172.82 feet from the Northeast corner of Section 3, Township 4 South, Range 6 East, Salt Lake Meridian; thence South 00°00'09" East 480.30 feet; thence South 89°08'11" West 1472.59 feet; thence North 00°08'52" West 485 feet; thence North 89°27' East 1499.61 feet to the beginning.

**PARCEL 4:**

Beginning 84 feet East of the Northwest corner of the Southwest quarter of Section 3, Township 4 South, Range 6 East of the Salt Lake Meridian and running thence East 1566 feet; thence South 1916 feet; thence South 64°30' West 360 feet; thence North 89°15' West 1242 feet, more or less, to the point due South of the point of beginning; thence North 2055 feet, more or less, to the point of beginning.

TOGETHER WITH the following:

The West 84 feet of the North 2055 feet of the Southwest quarter of Section 3, Township 4 South, Range 6 East, of the Salt Lake Base and Meridian.

LESS AND EXCEPTING the following:

Beginning 1105 feet South and 84 feet East of the East quarter corner of Section 4, Township 4 South, Range 6 East of the Salt Lake Meridian; thence running South 500 feet; thence West 435.6 feet; thence North 500 feet; thence East 435.6 feet to the place of beginning.

Also described by survey as follows:

Beginning at the West quarter corner of Section 3, Township 4 South, Range 6 East, Salt Lake Base and Meridian; thence East 1650 feet; thence South 1916 feet; thence South 61°49'12" West 347.19 feet; thence North 33.03 feet; thence South 78°37'47" West 309.79 feet; thence South 88°05'55" West 33.70 feet; thence North 75°57'04" West 244.13 feet; thence North 66°02'38" West 131.57 feet; thence South 88°16'17" West 180.61 feet; thence South 63°14'51" West 144.26 feet; thence South 69°40'19" West 114.81 feet; thence South 88°03'23" West 176.60 feet; thence North 68°47'16" West 60.00 feet; thence North 486 feet; thence East 84 feet; thence North 500 feet; thence West 84 feet; thence North 1105 feet to the point of beginning.

**PARCEL 5:**

Beginning North 566.29 feet from the Southeast corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian; thence North 486 feet; thence West 351.60 feet; thence North 500 feet; thence East 351.60 feet; thence North 1105 feet; thence West 1295.03 feet; thence South 00°46'38" East 178.82 feet; thence South

00°02'02" West 2102.05 feet; thence North 64°58'28" East 946.72 feet; thence North 83°51'49" East 110.65 feet; thence South 73°29'56" East 80.58 feet; thence South 46°11'51" East 73.07 feet; thence South 47°01'12" East 186.22 feet; thence South 68°47'16" East 60.68 feet to the point of beginning.

PARCEL 6:

Beginning 1105 feet South and 84 feet East of the East quarter corner of Section 4, Township 4 South, Range 6 East of the Salt Lake Meridian; thence running South 500 feet; thence West 435.6 feet; thence North 500 feet; thence East 435.6 feet to the place of beginning.

Tax Id No.: 00-0009-8645, 00-0020-8411, 00-0009-8579, 00-0009-8561, 00-0009-8603, 00-0012-2189

**WHEN RECORDED, RETURN TO,  
AND MAIL TAX NOTICES TO:**

The Michael Dennis Sullivan Trust dated May 16, 1997  
14900 Hindry Ave.  
Hawthorne, CA 90250  
Attn: Jackie Lopez

139958-WHP

00-0009-8900

APN(s): See Exhibit A

**SPECIAL WARRANTY DEED**

**IDX, INC.**, a Utah corporation (“Grantor”), hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to **MICHAEL DENNIS SULLIVAN, AS TRUSTEE OF THE MICHAEL DENNIS SULLIVAN TRUST DATED MAY 16, 1997**, with the address first stated above (“Grantee”), for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land in Wasatch County, Utah, to wit:

See attached Exhibit A (the “Property”)

SUBJECT TO current taxes and assessments and all matters of record or that would be shown by an accurate survey of the Property.

*[Signature Page Follows]*

WITNESS the hand of said Grantor this 17 day of December 2021.

**GRANTOR:**

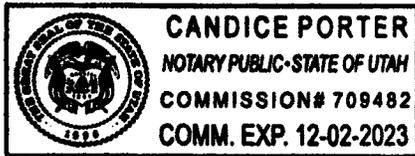
**IDX, INC.,**  
a Utah corporation

By: Von H. Whitby  
Name: VON H. WHITBY  
Title: PRESIDENT

STATE OF UTAH )  
 ) : ss  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 17 day of December 2021 by Von H. Whitby the President of IDX, INC., a Utah corporation.

[Signature]  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 7:**

Commencing at a point 1970 feet North and 1435 feet West from the Southeast corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian and running thence East 115 feet; thence North 11°48'00" West 201 feet; thence West 320.0 feet; thence South 45° East 295.0 feet, more or less, to the point of beginning. ALSO described of record as:

Beginning North 2110.37 feet and West 1435 feet from the Southeast corner of Section 4, Township 4 South, Range 6 East, Salt Lake Meridian; thence North 45° West 295 feet; thence East 320 feet; thence South 00°11'48" East 276 feet; thence West 115 feet; thence North 75 feet to the beginning.

Tax Id No.: 00-0009-8900

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The Michael Dennis Sullivan Trust dated May 16, 1997  
14900 Hindry Ave.  
Hawthorne, CA 90250  
Attn: Jackie Lopez

139958 - WHP

00-0009-9007  
00-0020-8412

APN(s): See Exhibit A

**QUITCLAIM DEED**

**VHW PROPERTIES NO. 5, L.L.C.**, a Utah limited liability company ("**Grantor**"), hereby QUITCLAIMS to **MICHAEL DENNIS SULLIVAN, AS TRUSTEE OF THE MICHAEL DENNIS SULLIVAN TRUST DATED MAY 16, 1997**, with the address first stated above ("**Grantee**"), for the sum of Ten Dollars and other good and valuable consideration, the following described tracts of land in Wasatch County, Utah, to wit:

See attached Exhibit A (the "**Property**")

*[Signature Page Follows]*

WITNESS the hand of said Grantor this 17 day of December 2021.

**GRANTOR:**

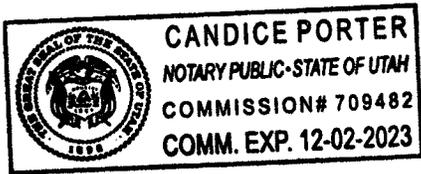
**VHW PROPERTIES NO. 5, L.L.C.,**  
a Utah limited liability company

By: VAN H. WHITBY  
Name: [Signature]  
Title: Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss

The foregoing instrument was acknowledged before me this 17 day of December 2021 by Von. H. Whitby the Manager of VHW PROPERTIES NO. 5 L.L.C., a Utah limited liability company

[Signature]  
Notary Public



**EXHIBIT A**  
**[Legal Description of the Property]**

Beginning at a point North 199.77 Feet and West 1095.11 Feet from the East Quarter Corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian: South 00°16'51" East 147.24 Feet, thence South 89°59'58" West 300.01 Feet, thence North 148.88 Feet, thence South 89°41'09" East 299.29 Feet to the point of beginning.

Beginning at a point North 199.77 Feet and West 1095.11 Feet from the East Quarter Corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian: North 89°41'10" West 299.29 Feet, thence North 131.12 Feet, thence East 300 Feet, thence South 00°18'26" West 132.76 Feet to the point of beginning.

Also being described by survey as:

Beginning at a point West 1761.65 Feet and North 11°48'00" East 2873.5 Feet, more or less, from the Southeast Corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 170 Feet; thence West 300 Feet; thence South 280 Feet; thence East 300 Feet; thence North 110 Feet to the place of beginning.

Tax Parcel Nos: 00-0009-9007; 00-0020-8412