

Mail Recorded Deed and Tax Notice To:  
Property Address or Other ( )  
Payson Properties, LLC  
2050 S. Rim Canyon Dr.  
Elkridge, Utah 84651

## WARRANTY DEED

**Private Capital Group, Inc**  
**GRANTOR(S)** of Elkridge, State of Utah, hereby Conveys and Warrants to  
**Payson Properties, LLC**

**GRANTEE(S)** of Elkridge, 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 **Utah** County,  
State of Utah:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**TAX ID NUMBER 30-073-0143** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2010 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 14 day of April, 2010.

Private Capital Group, Inc.

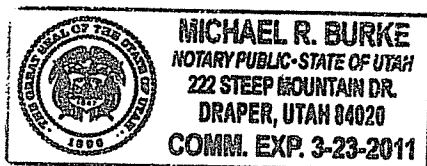
BY: 

Jared Lucero  
Officer and Director

STATE OF Utah  
COUNTY OF Utah

On the 14<sup>th</sup> day of April, 2010, personally appeared before me Jared Luceero, who being by me duly sworn did say that he is the Officer and Director of Private Capital Group, Inc. and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said acknowledged to me that said corporation executed the same.

  
Notary Public



**ACCOMMODATION RECORDING ONLY  
CHARGER TITLE INSURANCE AGENCY  
ASSUMES NO LIABILITY IN  
CONNECTION WITH THE RECORDING  
OF THIS DOCUMENT.**

**File No. 43894-AF**

**EXHIBIT A**

(Parcel No. 30-073-0143)

Beginning at a point South  $00^{\circ}29'48''$  East along the Section Line 1581.051 feet and West 1336.080 feet from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South  $00^{\circ}29'48''$  East 227.570 feet; thence South  $74^{\circ}41'$  West along the Northerly line of the parcel previously deeded to Joseph S. Muir, 476.072 feet; thence 64.885 feet along the arc of a 108.88 foot radius curve to the left, the chord of which curve bears North  $28^{\circ}15'40''$  West 63.617 feet; thence North  $74^{\circ}41'$  East 213.531 feet; thence North  $15^{\circ}19'$  West 158.00 feet; thence North  $74^{\circ}41'$  East 335.00 feet to point of beginning.



**EXHIBIT "A"**

Parcel (Tax ID No. 30:073:0197):

Commencing at the South Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian, based upon the Utah State Plane Coordinate NAD83 resurvey published by Utah County, May 22, 2003; thence North 00° 36' 31" West 1316.54 feet to the North line of the South Half of the Southeast Quarter of said Section 22; thence North 89° 30' 41" East along said line 591.42 feet; thence South 06° 55' 49" East 342.84 feet; thence 205.17 feet along a 281.00 foot radius curve to the left whose chord bears South 27° 50' 49" East 200.64 feet; thence South 41° 14' 11" West 155.81 feet; thence South 174.72 feet; thence South 89° 59' 59" East 279.47 feet; thence North 07° 46' 18" West 179.86 feet; thence 77.90 feet along a 108.88 foot radius curve to the left whose chord bears North 28° 16' 10" West 76.25 feet; thence North 48° 45' 49" West 100.36 feet; thence 159.90 feet along a 219.00 foot radius curve to the right whose chord bears North 27° 50' 49" West 156.37 feet; thence North 06° 55' 49" West 335.83 feet to the North line of the South half of the Southeast quarter of said Section 22; thence North 89° 30' 41" East along said line 679.56 feet; thence South 00° 31' 00" East 251.39 feet; thence South 74° 39' 45" West 335.00 feet; thence South 15° 20' 15" East 158.00 feet; thence South 74° 39' 45" West 213.53 feet; thence 64.55 feet along a 108.88 foot radius curve to the right whose chord bears South 28° 16' 49" East 63.61 feet; thence North 74° 41' 00" East 464.35 feet; thence South 10° 41' 30" West 351.27 feet; thence South 11° 46' 06" East 490.31 feet; thence South 89° 21' 05" West 187.06 feet; thence South 38° 16' 47" East 11.98 feet; thence South 89° 33' 34" West along the Section line 1167.64 feet to the point of beginning. (Basis of bearing: The Section line from the South Quarter Corner to the Southeast Corner bears North 89° 33' 34" East.)

TOGETHER WITH: Non exclusive rights of way and easements over, upon and across those two certain properties described below as Easement Parcels 1 and 2 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah:

Parcel 2 (Tax ID Nos. 30:073:0198 and 30:073:0202)

Commencing at a point which lies South 00° 31' 03" East along the Section line 1336.47 feet and West 2074.96 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian, based upon the Utah State Plane Coordinate NAD83 resurvey published by Utah County, May 22, 2003; thence South 89° 30' 41" West along the South line of the North Half of the Southeast Quarter of said Section 22, 3.11 feet; thence South 06° 55' 49" East 342.84 feet; thence 205.17 feet along a 281.00 foot radius curve to the left whose chord bears South 27° 50' 49" East 200.64 feet; thence South 41° 14' 11" West 155.81 feet; thence South 147.72 feet; thence South 89° 59' 59" East 279.47 feet; thence North 07° 46' 18" West 179.86 feet; thence 77.90 feet along a 108.88 foot radius curve to the left whose chord bears North 28° 16' 10" West 76.25 feet; thence North 48° 45' 49" West 100.36 feet; thence 205.17 feet along a 219.00 foot radius curve to the right whose chord bears North 27° 50' 49" West 156.37 feet; thence North 06° 55' 49" West 335.83 feet to the South line of the North half of the Southeast Quarter of said Section 22; thence South 89° 37' 30" West 3.01 feet; thence North 06° 55' 49" West 349.72 feet; thence North 87° 13' 12" East 0.25 feet; thence North 06° 57' 04" West 149.63 feet; thence North 26° 26' 02" West 61.13 feet; thence South 87° 11' 57" West 24.37 feet; thence North 00° 12' 03" West 104.13 feet; thence North 30° 07' 43" West 230.50 feet; thence North 89° 41' 27" East 100.78 feet; thence North 00° 12' 03" West 19.28 feet; thence North 89° 48' 00" West 139.83 feet; thence North 28° 39' 45" West 12.39 feet; thence North 29° 15' 16" West 491.06 feet; thence South 89° 27' 49" West along the quarter section line 56.92 feet; thence South 02° 12' 50" East 36.12 feet; thence South 49° 22' 12" East 92.30 feet; thence South 29° 38' 19" East 338.78 feet; thence South 26° 03' 03" East 491.98 feet; thence South 06° 55' 46" East 197.97 feet; thence South 06° 55' 49" East 285.21 feet to the point of beginning. (Basis of bearing: The Section line from the South Quarter Corner to the Southeast Corner bears North 89° 33' 34" East.)

Parcel 3 (Tax ID Nos. 30:073:0199, 30:073:0200 and 30:073:0201):

Commencing at a point which is located South 00° 31' 03" East along the Section line 58.82 feet and West 2671.56 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian, based upon the Utah State Plane Coordinate NAD83 resurvey published by Utah County, May 22, 2003; thence South 89° 10' 12" East 96.11 feet; thence South 49° 22' 12" East 92.30 feet; thence South 29° 38' 19" East 338.78 feet; thence South 26° 03' 03" East 491.98 feet; thence South 78° 36' 11" West 215.16 feet; thence South 00° 37' 10" East 188.32 feet; thence North 81° 37' 00" East 235.28 feet; thence South 06° 55' 49" East 285.21 feet; thence South 89° 30' 41" West along the South line of the North Half or the Southeast Quarter of said Section 22, 594.53 feet; thence North 00° 36' 31" West 1283.57 feet to the point of beginning. (Basis of bearing: The Section line from the South Quarter Corner to the Southeast Corner bears North 89° 33' 34" East.)

TOGETHER WITH: A non-exclusive right of way and easement over, upon and across that certain property described below as Easement Parcel 1 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah.

Parcel 4 (Tax ID No. 30:073:0203) Commencing at a point which is located South 00° 31' 03" East along the Section line 988.81 feet and West 2057.75 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 87° 13' 12" East 485.16 feet; thence South 00° 26' 37" East 0.59 feet; thence North 87° 11' 57" East 237.05 feet; thence

South 00° 31' 03" East 375.88 feet to the South line of the North Half of the Southeast Quarter of said Section 22; thence South 89° 30' 41" West along said line 682.58 feet; thence North 06° 55' 49" West 349.71 feet to the point of beginning. (Basis of bearing: The Section line from the South Quarter Corner to the Southeast Corner bears North 89° 33' 34" East.)

TOGETHER WITH: A non exclusive right of way and easement over, upon and across that certain property described below as Easement Parcel 1 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah.

Easement Parcel 1 (Tax ID Nos. 30:073:0202 and 30:073:0204)

Beginning at a point which is South 1335.75 feet and West 2063.06 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 6° 55' 49" West 482.51 feet; thence North 26° 03' 03" West 493.36 feet; thence North 29° 39' 12" West 337.40 feet; thence North 49° 22' 12" West 92.30 feet; thence North 89° 10' 12" West 96.68 feet; thence North 0° 29' 48" West 34.65 feet; thence North 89° 30' 12" East 152.69 feet; thence South 29° 14' 01" East 496.67 feet; thence South 26° 03' 03" East 494.30 feet; thence South 6° 55' 49" East 438.15 feet; thence South 89° 31' 19" West 56.36 feet to the point of beginning.

Easement Parcel 2 (Tax ID No. 30:073:0198):

Beginning at a point which is South 1335.78 feet and West 2066.08 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 31' 19" East 62.40 feet; thence South 6° 55' 49" East 336.49 feet; thence 159.90 feet along the arc of a 219.00 foot radius curve to the left, the chord of which curve bears South 27° 50' 49" East 156.37 feet; thence South 48° 45' 49" East 100.36 feet; thence 77.90 feet along the arc of a 108.88 foot radius curve to the right the chord of which curve bears South 28° 16' 04" East 76.25 feet; thence South 7° 46' 18" East 179.86 feet; thence West 62.57 feet; thence North 7° 46' 18" West 171.40 feet; thence 33.54 feet along the arc of a 46.88 foot radius curve to the left, the chord of which curve bears North 28° 16' 04" West 32.83 feet; thence North 48° 45' 49" West 100.36 feet; thence 205.17 feet along the arc of a 281.00 foot radius curve to the right, the chord of which curve bears North 27° 50' 49" West 200.64 feet; thence North 6° 55' 49" West 343.51 feet to the point of beginning.



**EXHIBIT "A"**

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TOGETHER WITH: A non-exclusive right of way and easement over, upon and across that certain property described below as Easement Parcel 1 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah.

Parcel 4 (Tax ID No. 30:073:0203) Commencing at a point which is located South 00° 31' 03" East along the Section line 988.81 feet and West 2057.75 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 87° 13' 12" East 485.16 feet; thence South 00° 26' 37" East 0.59 feet; thence North 87° 11' 57" East 237.05 feet; thence

South 00° 31' 03" East 375.88 feet to the South line of the North Half of the Southeast Quarter of said Section 22; thence South 89° 30' 41" West along said line 682.58 feet; thence North 06° 55' 49" West 349.71 feet to the point of beginning. (Basis of bearing: The Section line from the South Quarter Corner to the Southeast Corner bears North 89° 33' 34" East.)

TOGETHER WITH: A non exclusive right of way and easement over, upon and across that certain property described below as Easement Parcel 1 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah.

Easement Parcel 1 (Tax ID Nos. 30:073:0202 and 30:073:0204)

Beginning at a point which is South 1335.75 feet and West 2063.06 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 6° 55' 49" West 482.51 feet; thence North 26° 03' 03" West 493.36 feet; thence North 29° 39' 12" West 337.40 feet; thence North 49° 22' 12" West 92.30 feet; thence North 89° 10' 12" West 96.68 feet; thence North 0° 29' 48" West 34.65 feet; thence North 89° 30' 12" East 152.69 feet; thence South 29° 14' 01" East 496.67 feet; thence South 26° 03' 03" East 494.30 feet; thence South 6° 55' 49" East 438.15 feet; thence South 89° 31' 19" West 56.36 feet to the point of beginning.

Easement Parcel 2 (Tax ID No. 30:073:0198):

Beginning at a point which is South 1335.78 feet and West 2066.08 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89° 31' 19" East 62.40 feet; thence South 6° 55' 49" East 336.49 feet; thence 159.90 feet along the arc of a 219.00 foot radius curve to the left, the chord of which curve bears South 27° 50' 49" East 156.37 feet; thence South 48° 45' 49" East 100.36 feet; thence 77.90 feet along the arc of a 108.88 foot radius curve to the right the chord of which curve bears South 28° 16' 04" East 76.25 feet; thence South 7° 46' 18" East 179.86 feet; thence West 62.57 feet; thence North 7° 46' 18" West 171.40 feet; thence 33.54 feet along the arc of a 46.88 foot radius curve to the left, the chord of which curve bears North 28° 16' 04" West 32.83 feet; thence North 48° 45' 49" West 100.36 feet; thence 205.17 feet along the arc of a 281.00 foot radius curve to the right, the chord of which curve bears North 27° 50' 49" West 200.64 feet; thence North 6° 55' 49" West 343.51 feet to the point of beginning.



Mail Recorded Deed and Tax Notice To:  
Property Address or Other ( )  
Payson Properties, LLC  
2050 S. Rim Canyon Dr.  
Utah County, UT 84651



File No. 43894-AF

## WARRANTY DEED

**Elkridge Ranch, LLC, a Utah Limited Liability Company,**  
**GRANTOR(S)** of Elkridge, State of Utah, hereby Conveys and Warrants to  
**Payson Properties, LLC**

**GRANTEE(S)** of Elkridge, 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 **Utah** County,  
State of Utah:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

**TAX ID NUMBER, 30-079-0037 and 30-079-0038** (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2010 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 14 day of April, 2010.

Elkridge Ranch, LLC, a Utah limited liability company

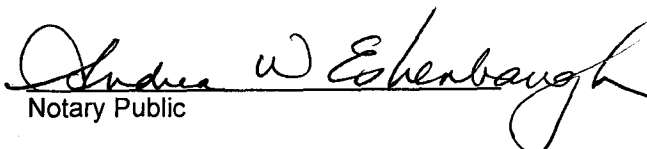
BY: 

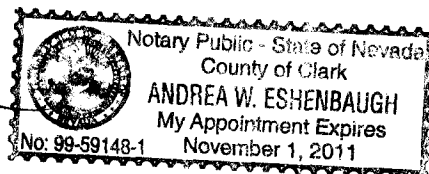
Dan K. Shaw, Manager

STATE OF Nevada

COUNTY OF Clark

On the 14th day of April, 2010, personally appeared before me Dan K. Shaw, who acknowledged himself/herself to be the Manager of Elkridge Ranch, LLC, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



File No. 43894-AF

**EXHIBIT A**

PARCEL 6: (Parcel No. 30-079-0037)

Commencing 1320 feet West from the Northeast corner of Section 27, Township 9 South, Range 2 East, salt Lake Base and Meridian; thence South 165 feet; thence West 264 feet; thence North 165 feet; thence East 264 feet to the point of beginning.

PARCEL 7: (Parcel No. 30-079-0038)

Commencing 1584 feet West from the Northeast corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 165 feet; thence West 264 feet; thence North 165 feet; thence East 264 feet to the point of beginning.

Mail Recorded Deed and Tax Notice To:

Payson Properties LLC  
2050 S. Rim Rock Canyon Dr.  
Payson, UT 84651



File No.: 70442-AF

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## WARRANTY DEED

**Sterling Hal Shuler**

**GRANTOR(S)** of Payson, State of Utah, hereby Conveys and Warrants to  
**Payson Properties LLC**

**GRANTEE(S)** of Payson, 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 **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 30-073-0144 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2014 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 16th day of April, 2014.

  
Sterling Hal Shuler

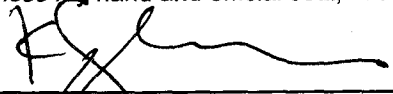
File No. 70442-AF

STATE OF Utah

County OF Utah

I, Kyle Johnson, a Notary Public for the County of Salt Lake and State of Utah, do hereby certify that Sterling Hal Shuler personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16 day of April, 2014.

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

My Commission Expires: 5/3/15

(SEAL)



**EXHIBIT A**

Beginning at a point South 00°29'48" East along the section line 747.635 feet and West 1336.080 feet from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°29'48" East 206.164 feet; thence South 87°13'12" West 721.863 feet; thence North 06°55'49" West 150.394 feet; thence North 26°24'27" West 61.126 feet; thence North 87°13'12" East 765.465 feet to the point of beginning.

TOGETHER WITH: A non exclusive right of way and easement over, upon and across that certain property described below as Easement Parcel 1 for ingress and egress for vehicular and pedestrian traffic and for the installation and maintenance of utilities until such time as such property becomes a dedicated public roadway by the City of Elk Ridge, Utah.

**EASEMENT PARCEL 1: (Parcel Nos. 30-073-0202 & 30-073-0204)**

Beginning at a point which is South 1335.75 feet and West 2063.06 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 6°55'49" West 482.51 feet; thence North 26°03'03" West 493.36 feet; thence North 29°39'12" West 337.40 feet; thence North 49°22'12" West 92.30 feet; thence North 89°10'12" West 96.68 feet; thence North 0°29'48" West 34.65 feet; thence North 89°30'12" East 152.69 feet; thence South 29°14'01" East 496.67 feet; thence South 26°03'03" East 494.30 feet; thence South 6°55'49" East 438.15 feet; thence South 89°31'19" West 56.36 feet to the point of beginning.

**EASEMENT PARCEL 2: (Parcel No. 30-073-0198)**

Beginning at a point which is South 1335.78 feet and West 2066.08 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section Lines) from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°31'19" East 62.40 feet; thence South 6°55'49" East 336.49 feet; thence 159.90 feet along the arc of a 219.00 foot radius curve to the left; the chord of which curve bears South 27°50'49" East 156.37 feet; thence South 48°45'49" East 100.36 feet; thence 77.90 feet along the arc of a 108.88 foot radius curve to the right the chord of which curve bears South 28°16'04" East 76.25 feet; thence South 7°46'18" East 179.86 feet; thence West 62.57 feet; thence North 7°46'18" West 171.40 feet; thence 33.54 feet along the arc of a 46.88 foot radius curve to the left, the chord of which curve bears North 28°16'04" West 32.83 feet; thence North 48°45'49" West 100.36 feet; thence 205.17 feet along the arc of a 281.00 foot radius curve to the right, the chord of which curve bears North 27°50'49" West 200.64 feet; thence North 6°55'49" West 343.51 feet to the point of beginning.

**WHEN RECORDED RETURN TO:**

Payson Properties, LLC

c/o C. Keith Rooker P.C.  
1430 Snow Berry Street  
Park City, UT 84098

**WARRANTY DEED**

Hughes & Morley Merchant Services, LLC a Utah limited liability company, as to an undivided 60% interest, Ray Morley and Sandy Morley, as joint tenants with right of survivorship as to an undivided 20% interest, and Salem Hills Properties, LLC, a Utah limited liability company, as to an undivided 20% interest, **GRANTORS**, hereby CONVEY AND WARRANT to Payson Properties, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

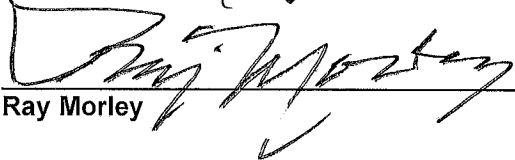
SEE EXHIBIT "A" ATTACHED HERETO

**Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.**

WITNESS, the hand of said grantor this 11th day of July, 2014.

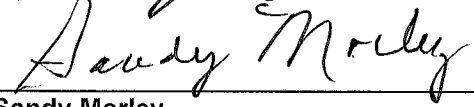
Hughes & Morley Merchant Services, LLC  
a Utah limited liability company

  
\_\_\_\_\_  
Brian R. Hughes, Manager

  
\_\_\_\_\_  
Ray Morley

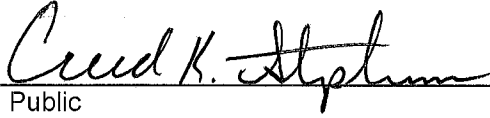
Salem Hills Properties, LLC, a Utah limited  
liability company

  
\_\_\_\_\_  
Ryan Johnson, Manager

  
\_\_\_\_\_  
Sandy Morley

State of Utah  
County of Utah

The foregoing instrument was acknowledged before me this 11th day of July, 2014 by **Brian R. Hughes, Manger of Hughes & Morley Merchant Services, LLC a Utah limited liability company, Ryan Johnson, Manager of Salem Hills Properties, LLC, a Utah limited liability company, Ray Morley and Sandy Morley.**



Notary Public  
My commission expires: November 24, 2014

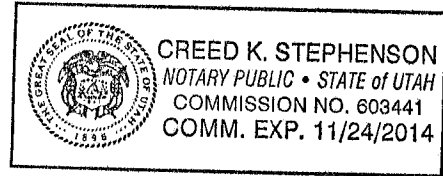


EXHIBIT "A"  
LEGAL DESCRIPTION

Parcel 1 (Tax ID No. 30:079:0003)

The Southwest 1/4 of the Northeast 1/4 and the North 3/4 of the West 1/2 of the Southeast 1/4 of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian.

Excepting from the herein described land, all oil, gas and minerals and all rights incidental thereto as heretofore reserved or conveyed in deed recorded August 10, 1981, as Entry No. 22930, in Book 1929, at Page 864, of Official Records.

Parcel 2 (Tax ID No. 30:079:0017)

Commencing 1320 Feet South of the Northeast Corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence West 1320 feet; thence South 1980 feet; thence East 1320 feet; thence North 1980 feet to the point of beginning.

Less and excepting therefrom that portion conveyed to Payson City, a Municipal Corporation, in that certain Warranty Deed recorded April 8, 1986, as Entry No. 10369, in Book 2294, at Page 141, more particularly described as follows:

Beginning at a point which is South 00°49'46" East along the Section line, 1319.34 feet from the Northeast corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 00°49'46" East, along said Section line, 92.52 feet; thence South 40°00'00" West, 180.48 feet; thence South 07°15'30" East 694.64 feet; thence North 54°03'30" East 48.90 feet to the East line of said Section 27; thence South 00°49'46" East along said Section line, 769.45 feet; thence West 246.54 feet; thence North 09°00'00" West 714.00 feet; thence North 05°00'00" West 298.00 feet; thence North 09°00'00" West 440.00 feet; thence North 25°20'16" West 248.84 feet; thence North 89°53'57" East 535.46 feet to the point of beginning.

Excepting from the herein described land, all oil, gas and minerals and all rights incidental thereto as heretofore reserved or conveyed in deed recorded August 10, 1981, as Entry No. 22931, in Book 1929, at Page 865, of Official Records.

Also Less and Excepting:

Commencing South 1436.07 feet from the Northeast Corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 40°0'0" West 148.68 feet; thence South 7°15'30" East 694.64 feet; thence North 54°3'30" East 9.65 feet; thence North 797.31 feet to beginning.

Parcel 3 (Tax ID No. 30:079:0061)

Commencing North 1°15'00" East 908.25 feet and North 88°45'00" West 19.82 feet from South 1/4 Corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence West 632.25 feet; thence North 28°41'42" 16.17 feet; thence South 88°45'00" East 584.75 feet; thence North 28°41'42" West 1263.19 feet; thence South 80°17'11" West 482.19 feet; thence North 79°02'11" East 150.46 feet; thence North 06°49'43" West 467.5 feet; thence North 25°00'00" West 320 feet; thence West 160 feet; thence North 2560 feet; thence East 1340 feet; thence South 4371.6 feet to beginning. (this legal description has been rotated to State Plane Bearings)

Together with a right of ingress and egress granted in that certain Easement for Ingress & Egress recorded February 6, 2008, as Entry No. 13907:2008.



Excepting from the herein described land, all oil, gas and minerals and all rights incidental thereto as heretofore reserved or conveyed in deed recorded August 10, 1981, as Entry No. 22929, in Book 1929, at Page 863, of Official Records.



ENT 23126:2015 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2015 Mar 23 01:15 PM FEE 12.00 BY SS  
RECORDED FOR Select Title Insurance Agency  
ELECTRONICALLY RECORDED

File No. 8842-MC

Parcel ID# 30:073:0027

**WARRANTY DEED**  
(Limited Liability Company)

JC Limb Family, LLC, a Utah Limited Liability Company, Grantor,

of Provo , County of Utah , State of UTAH, hereby CONVEY AND WARRANT to

Payson Properties LLC, Grantee,

of 1480 Snow Berry Street, Park City, UT, 84098-5552, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

**See Attached Exhibit "A"**

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2015, and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

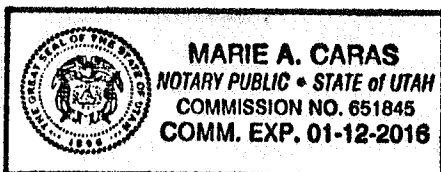
WITNESS, the hand of said Grantor, this 23rd day of March, 2015.

JC Limb Family, LLC  
A Utah Limited Liability Company

*Allison Matson, Manager*  
By: Allison Matson, Manager

STATE OF UTAH        )  
                                  :SS  
COUNTY OF UTAH    )

On the 23rd, day of March, 2015 before me, the undersigned Notary Public, personally appeared Allison Matson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



*[Signature]*  
Notary Public

**EXHIBIT "A"**

**Commencing South 1068.82 feet and West 2340.4 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 82°06'48" East 236.28 feet; thence North 06°26'01" West 198.8 feet; thence South 79°07'14" West 215.94 feet; thence South 00°05'24" East 189.21 feet to the point of beginning.**



File No. 8241-WW

Parcel ID# a portion of 30:073:0131

**WARRANTY DEED**

Dale N. Christofferson, Beverly Christofferson, husband and wife as joint tenants, as to an undivided 50/100<sup>th</sup> interest and Rodney Chase Allred, III and Danna A. Allred, husband and wife as joint tenants, as to an undivided 50/100<sup>th</sup> interest of Elkridge, County of \_\_\_\_\_, State of UTAH, hereby CONVEY AND WARRANT to Grantor,

Payson Properties. LLC, Grantee,

of 1480 Snow Berry Street, Park City, Utah, 84098 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, on the following described tract of land in / County, State of Utah:

Utah  
Commencing at a point located South 89°11'00" West 100.00 feet and South 00°49'00" East 464.00 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°11'00" East 100.00 feet; thence South 09°29'06" East 185.83 feet; thence South 00°49'00" East 172.51 feet; thence North 89°39'15" West 528.10 feet; thence North 00°49'00" West 273.18 feet; thence North 89°11'00" East 86.20 feet; thence North 72°36'17" East 48.82 feet; thence North 00°49'00" West 58.39 feet; thence North 89°11'00" East 267.00 feet to the point of beginning.

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2015 and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

WITNESS, the hand of said Grantor, this 21st day of April, 2015.

Dale N. Christofferson

Beverly M. Christofferson

Rodney Chase Allred, III

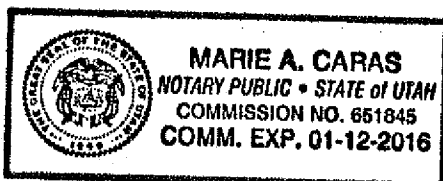
Danna A. Allred

STATE OF UTAH

SS:

COUNTY OF UTAH

On this 21st day of April, 2015, personally appeared before me Dale N. Christofferson, Beverly M. Christofferson, Rodney Chase Allred, III and Danna A. Allred, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed on this instrument, and acknowledged that he/she/they executed the same.



Notary Public



ENT 33689:2015 PG 1 of 1  
Jeffery Smith  
Utah County Recorder  
2015 Apr 22 02:25 PM FEE 11.00 BY EO  
RECORDED FOR Select Title Insurance Agency  
ELECTRONICALLY RECORDED

File No. 8241-A-WW

Parcel ID# 30:073:0039, 30:073:0040

**WARRANTY DEED**

**Dale N. Christofferson and Beverly M. Christofferson, husband and wife as joint tenants with full rights of survivorship, and Dale N. Christofferson, a married man, as their interest may appear,** Grantor,

of Elkridge, County of Utah, State of UTAH, hereby CONVEY AND WARRANT to

**Payson Properties LLC,**

Grantee,

of 1480 Snow Berry Street, Park City, Utah, 84098 for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, on the following described tract of land in Utah County, State of Utah:

Commencing at a point located South 89°11'00" West 100.00 feet and South 00°49'00" East 273.00 feet from the East Quarter Corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°49'00" East 191.00 feet; thence South 89°11'00" West 267.00 feet; thence North 00°49'00" West 191.00 feet; thence North 89°11'00" East 267.00 feet to the point of beginning.

SUBJECT TO easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2015 and thereafter.

TOGETHER WITH all the appurtenances, rights, and privileges thereunto belonging.

WITNESS, the hand of said Grantor, this 21st day of April, 2015.

Dale N. Christofferson

Beverly Christofferson

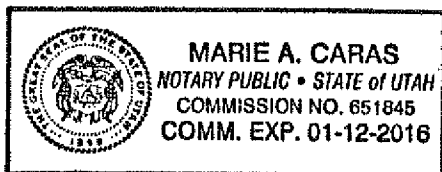
Dale N. Christofferson

STATE OF UTAH

SS:

COUNTY OF UTAH

On this 21st day of April, 2015, personally appeared before me Dale N. Christofferson and Beverly Christofferson, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed on this instrument, and acknowledged that he/she/they executed the same.



Notary Public

Mail Recorded Deed and Tax Notice To:  
Payson Properties LLC, a Utah limited liability company  
1706 E Haystack Mountain Ct.  
Heber City, UT 84032



File No.: 93562-AP

## WARRANTY DEED

**Lee R. Pope and Wendy K. Pope, husband and wife as joint tenants**  
**GRANTOR(S)** of Payson, State of Utah, hereby Conveys and Warrants to  
**Payson Properties LLC, a Utah limited liability company**

**GRANTEE(S)** of Heber City, 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 **Utah** County, State of Utah:

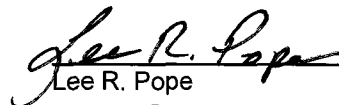
Commencing at a point being located South 89°11'00" West 384.48 feet and South 00°49'00" East 28.00 feet from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°17'05" East 200.85 feet; thence South 89°11'00" West 113.65 feet; thence North 00°49'00" West 200.85 feet; thence North 89°11'00" East 115.52 feet to the point of beginning.

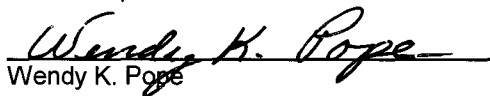
**TAX ID NO.:** 30-073-0044 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 12th day of October, 2017.

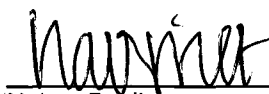
  
\_\_\_\_\_  
Lee R. Pope

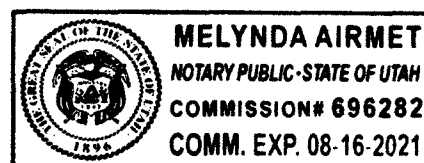
  
\_\_\_\_\_  
Wendy K. Pope

STATE OF UTAH

COUNTY OF UTAH

The foregoing instrument was acknowledged before me this 12th of October, 2017 by Lee R. Pope and Wendy K. Pope.

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



When recorded mail deed and tax notice to:  
Payson Properties LLC, a Utah Limited Liability  
Company  
2050 South Rim Rock Canyon Drive  
Elkridge, UT 84651



Order No. 212039 - DJP  
Tax I.D. No. 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

Space Above This Line for Recorder's Use

### WARRANTY DEED

Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, also shown of record as Veronica L. Feild, Trustee of The Veronica L Trust u/a dated April 1, 2017,, grantor(s), of Elk Ridge, County of Utah, State of Utah, hereby CONVEY and WARRANT to

Payson Properties LLC, a Utah Limited Liability Company, grantee(s) of Elkridge, County of Utah, 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:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

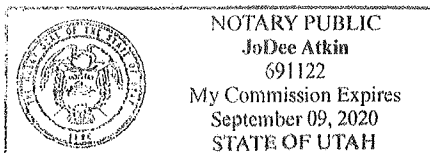
WITNESS the hand(s) of said grantor(s), this 2 day of July, 2020.

The Veronica L Feild Trust u/a dated April 1, 2017

By: [Signature]  
Veronica L. Feild, Trustee

STATE OF Utah )  
COUNTY OF Utah )  
:ss.

On the 2 day of July, 2020, personally appeared before me, Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



[Signature]  
NOTARY PUBLIC  
My Commission Expires: 09-09-2020

Attachment to that certain Warranty Deed executed by Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, also shown of record as Veronica L. Feild, Trustee of The Veronica L Trust u/a dated April 1, 2017, grantor(s), to Payson Properties LLC, a Utah Limited Liability Company grantee(s).

Order No. 212039  
Tax I.D. No. 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

**EXHIBIT "A"**

PARCEL 1:  
BEGINNING AT A POINT IN AN EXISTING FENCE ON THE EAST SIDE OF AN EXISTING PRIVATE LANE, WHICH POINT LIES NORTH 2194.45 FEET AND EAST 362.51 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 21°59'06" EAST 174.67 FEET ALONG SAID FENCE; THENCE SOUTH 20°30'58" EAST 173.15 FEET CONTINUING ALONG SAID FENCE; THENCE NORTH 87°13'12" EAST 37.63 FEET; THENCE NORTH 0°12'03" WEST 110.10 FEET; THENCE NORTH 29°36'40" WEST 220.73 FEET; THENCE NORTH 89°41'27" EAST 94.17 FEET; THENCE NORTH 0°12'03" WEST 19.28 FEET; THENCE NORTH 89°48'00" WEST 148.31 FEET TO THE POINT OF BEGINNING.

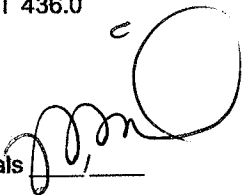
PARCEL 2:  
BEGINNING AT THE NORTHWEST CORNER OF THE LEWIS FIELD AND VERONICA FIELD PROPERTY RECORDED AS ENTRY NO. 16300-85 IN BOOK 2223, PAGE 717, OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDED, WHICH BEGINNING POINT IS DESCRIBED AS BEING SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET AND NORTH 89°48' WEST 443.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°13' WEST 200.00 FEET; THENCE NORTH 29°36'40" WEST 230.50 FEET; THENCE SOUTH 89°48' EAST 115.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:  
BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°48' EAST 154.724 FEET; THENCE SOUTH 0°19' WEST 278.179 FEET; THENCE SOUTH 87°43' WEST 154.883 FEET; THENCE NORTH 0° 19' EAST 284.89 FEET TO THE POINT OF BEGINNING.

PARCEL 4:  
BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET FROM THE EAST QUARTER CORNER SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°19' WEST 284.89 FEET; THENCE SOUTH 87°43' WEST 441.80 FEET; THENCE NORTH 0°19' EAST 304.13 FEET; THENCE SOUTH 89°48' EAST 443.71 FEET TO THE POINT OF BEGINNING.

PARCEL 5:  
COMMENCING 29.47 FEET SOUTH AND 1528.6 FEET WEST AND 200.0 FEET NORTH 89°48' WEST FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19' WEST 436.0 FEET; THENCE NORTH 89°48' WEST 100.0 FEET; THENCE NORTH 19' EAST 436.0 FEET; THENCE SOUTH 89°48' EAST 100.0 FEET TO THE POINT OF BEGINNING.

\*\*\*

Initials 



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017  
 Grantee: Payson Properties LLC, a Utah Limited Liability Company  
 Tax ID Number(s): 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

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:

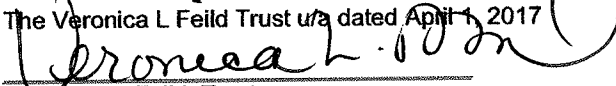
- Check one box only** Proceed to Section
- 1  All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
  - 2  Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) B
  - 3  No water rights are being conveyed. C
  - 4  Water rights are being conveyed by separate deed. C

Important Notes  
(see other side)

| Section |  | Important Notes<br>(see other side) |
|---------|--|-------------------------------------|
| A       | The water right(s) being conveyed include Water Right No(s) 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<br>N2<br>N3                      |
| B       | Only the following water rights are being conveyed: (check all boxes that apply)<br><input type="checkbox"/> All of Water Rights No(s).<br><input type="checkbox"/> acre-feet from Water Right No. for: families<br>acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses<br><input type="checkbox"/> acre-feet from Water Right No. for: families<br>acres of irrigated land: stock water for Equivalent Livestock Units; and/or for the following other uses<br>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C) | N1<br>N4<br>N5<br><br>N5<br><br>N2  |
| C       | Disclosures By Grantor: (check all boxes that apply)<br><input checked="" type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for FOUR Shares stock in the following water company: <b>Goosenest Water Company</b><br><input checked="" type="checkbox"/> Culinary water service is provided by: <b>Goosenest Water Company</b><br><input checked="" type="checkbox"/> Outdoor water service is provided by: <b>Goosenest Water Company</b><br><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).<br><input type="checkbox"/> Other water related disclosures:   | N6<br><br>N7<br>N8<br>N9<br>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: The Veronica L Feild Trust u/a dated April 1, 2017  
  
 Veronica L. Feild, Trustee

Grantee's Acknowledgment of Receipt: Payson Properties LLC, a Utah Limited Liability Company

C. Keith Rooker, Manager Michael D. Rawlins, Manager

Grantee's Address: 2050 South Rim Rock Canyon Drive, Elkridge, Utah 84651  
**NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.**

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017  
 Grantee: Payson Properties LLC, a Utah Limited Liability Company  
 Tax ID Number(s): 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

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 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. (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 checked="" type="checkbox"/> | No water rights are being conveyed.   | C                    |
| 4 <input type="checkbox"/>            | Water rights are being conveyed by separate deed.   | C                    |

| Section   | Important Notes (see other side) |
|---|----------------------------------|
| A<br>The water right(s) being conveyed include Water Right No(s) 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<br>N2<br>N3                   |
| B<br>Only the following water rights are being conveyed: (check all boxes that apply)<br><input type="checkbox"/> All of Water Rights No(s).<br><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<br><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<br>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)     | N4<br>N5<br>N5<br>N2             |
| C<br>Disclosures By Grantor: (check all boxes that apply)<br><input checked="" type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for FOUR Shares stock in the following water company: <b>Goosenest Water Company</b><br><input checked="" type="checkbox"/> Culinary water service is provided by: <b>Goosenest Water Company</b><br><input checked="" type="checkbox"/> Outdoor water service is provided by: <b>Goosenest Water Company</b><br><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).<br><input type="checkbox"/> Other water related disclosures: | N6<br>N7<br>N8<br>N9<br>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: The Veronica L Feild Trust u/a dated April 1, 2017.

\_\_\_\_\_  
 Veronica L. Feild, Trustee

Grantee's Acknowledgment of Receipt: Payson Properties LLC, a Utah Limited Liability Company

  
 C. Keith Rooker, Manager

\_\_\_\_\_  
 Michael D. Rawlins, Manager

Grantee's Address: 2050 South Rim Rock Canyon Drive, Elkridge, Utah 84651

**NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.**

## NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

**The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.**

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

**The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: [www.waterrights.utah.gov](http://www.waterrights.utah.gov)**

Mail Recorded Deed and Tax Notice To:  
Payson Properties LLC, a Utah limited liability company  
1706 E Haystack Mountain Ct.  
Heber City, UT 84032



File No.: 129661-CAP

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## WARRANTY DEED

Troy Horrocks and Irene Horrocks, as joint tenants

**GRANTOR(S)** of Littlefield, State of Arizona, hereby Conveys and Warrants to

Payson Properties LLC, a Utah limited liability company

**GRANTEE(S)** of Heber City, State of Utah


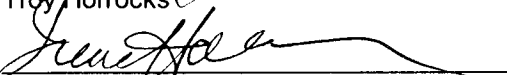
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 30-073-0129 and 30-073-0183 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

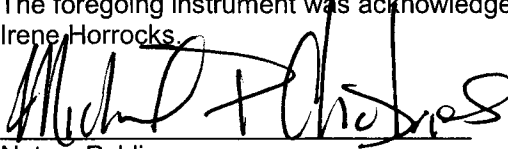
Dated this 20th day of July, 2020.

  
Troy Horrocks  
  
Irene Horrocks

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 20th of July, 2020 by Troy Horrocks and Irene Horrocks.

  
Notary Public



**EXHIBIT A**  
**Legal Description**

PARCEL 1:

Beginning at a point which lies West 3,147.30 feet and South 1,212.98 feet, according to Utah Coordinate Bearings, Central Zone, from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian and running thence South 00°34'46" East 132.60 feet; thence North 89°28'38" East 164.90 feet; thence North 00°34'46" West 132.76 feet; thence South 89°25'14" West 164.90 feet to the point of beginning.

PARCEL 2:

Beginning at a point which point lies West 3,311.244 feet and South 1,109.471 feet, according to Utah Coordinate Bearings, Central Zone, from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°36'25" East 252.18 feet along fence; thence North 88°51'50" East 162.77 feet along a fence; thence North 00°34'46" West 145.43 feet; thence North 89°25'14" East 164.90 feet; thence South 00°34'46" East 143.83 feet; thence North 88°51'50" East 166.89 feet along a fence; thence North 00°34'46" West 141.28 feet; thence North 80°50'32" West 241.19 feet along a fence and its extension; thence North 88°36'33" West 58.74 feet; thence North 72°52'33" West 208.11 feet to the point of beginning.

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: JEFF HORROCKS  
 Grantee: PAYSON PROPERTIES, LLC, a UTAH LIMITED LIABILITY COMPANY  
 Tax ID Number(s): 30-073-0129 and 30-073-0183

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><small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> | 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                    |

| Section   | Important Notes<br>(see other side) |
|---|-------------------------------------|
| <b>A</b> The water right(s) being conveyed include Water Right No(s). <u>91-6955</u><br>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<br>N2<br>N3                      |
| <b>B</b> Only the following water rights are being conveyed: (check all boxes that apply)<br><input type="checkbox"/> All of Water Right No(s). _____<br><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 _____<br><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 _____<br>Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i> | N1<br>N4<br>N5<br>N5<br>N2          |
| <b>C</b> Disclosures by Grantor: (check all boxes that apply)<br><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____<br><input type="checkbox"/> Culinary water service is provided by: _____<br><input type="checkbox"/> Outdoor water service is provided by: _____<br><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).<br><input type="checkbox"/> Other water related disclosures: _____   | N6<br>N7<br>N8<br>N9<br>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: \_\_\_\_\_

Grantee's Acknowledgment of Receipt: [Signature], Manager

Grantee's Mailing Address: 1706 E HAYSTACK MOUNTAIN CT, HERRING CITY UT

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

84032

**WATER RIGHTS ADDENDUM TO LAND DEEDS**


Grantor: Troy Horrocks  
 Grantee: Payson Properties, LLC, a Utah limited liability company  
 Tax ID Number(s): 30-073-0129 and 30-073-0183

**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

| Section   |  | Important Notes<br>(see other side) |
|---|--|-------------------------------------|
| <b>A</b>  | The water right(s) being conveyed include Water Right No(s). <u>51-6355</u>  | N1                                  |
|   | 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>   | N2<br>N3                            |
|   |  |                                     |
| <b>B</b>  | Only the following water rights are being conveyed: (check all boxes that apply)   | N1                                  |
|   | <input type="checkbox"/> All of Water Right No(s). _____   | N4                                  |
|   | <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 _____. | N5                                  |
|   | <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 _____. | N5                                  |
|   | Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>   | 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: _____   | N6                                  |
|   | <input type="checkbox"/> Culinary water service is provided by: _____  | N7                                  |
|   | <input type="checkbox"/> Outdoor water service is provided by: _____   | N8                                  |
|   | <input type="checkbox"/> There is no water service available to Grantor's Parcel(s).   | N9                                  |
| <input type="checkbox"/> Other water related disclosures: _____         | 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: 

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

Grantee's Mailing Address: 1706 E Haystack Mountain CT. Heber City Utah, 84032

**NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS**



**MAIL TAX NOTICE TO:**

Payson Properties LLC, a Utah limited liability company  
1616 Gooseneast Drive  
Payson, UT 84651

**WARRANTY DEED**

Janine Frances Kesselman and Michael Kesselman and Idell Nancy Kesselman, **GRANTORS**, hereby CONVEY AND WARRANT to Payson Properties LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Utah County, State of Utah described as follows:

Commencing 1320 feet West and 825 feet South from the Northeast corner of Section 27, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence West 1320 feet; thence North 495 feet; thence East 1320 feet; thence South 495 feet to point of beginning.

Tax ID No. 30-079-0019

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 8th day of November, 2021.

*Janine Frances Kesselman*

Janine Frances Kesselman

*Janine Frances Kesselman, Attorney In Fact*  
for Michael Kesselman

Janine Frances Kesselman, Attny in Fact  
for Michael Kesselman

*Janine Frances Kesselman, Attorney In Fact*

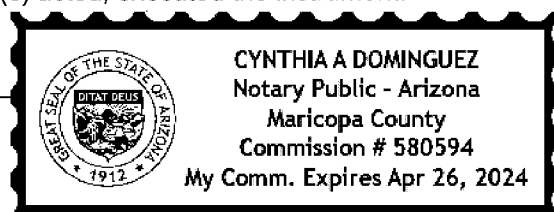
for Idell Nancy Kesselman  
Janine Frances Kesselman, Attny in Fact  
for Idell Nancy Kesselman

State of Arizona

County of Maricopa

On this 8th day of November, 2021, personally appeared before me, the undersigned Notary Public, Janine Frances Kesselman, individually, Janine Frances Kesselman, as attorney in fact for Michael Kesselman, and Janine Frances Kesselman, as attorney in fact for Idell Nancy Kesselman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

*Cynthia A Dominguez*  
Notary Public Cynthia A Dominguez  
My commission expires: 4/26/2024



Mail Tax Notice to:  
Payson Properties, LLC, a Utah Limited Liability Company  
PO Box 98138  
Las Vegas, NV 89193



Order Number: 22464286

### Warranty Deed

**SRN Management, LLC, a Utah Limited Liability Company formerly known as and who acquired title as SRN Management LTD, Grantor,**

hereby conveys and warrants to

**Payson Properties, LLC, a Utah Limited Liability Company, Grantee**

of PO Box 98138 Las Vegas, NV 89193, for the sum of Ten Dollars and No Cents (\$10.00), the following described tract of land in Utah County, Utah, to wit:

Commencing 1320 feet West and 1155 feet South from Northeast corner of Section 27, Township 9 South, Range 2 East, Salt Lake Meridian; West 1320 feet; South 165 feet; East 1320 feet; North 165 feet to beginning.

Tax Parcel No. 30-079-0025

Subject to Easement, Restriction, Encumbrances and Rights of Way of Record, and Taxes for the year 2021 and thereafter

Remainder of page intentionally left blank.

Dated: January 30, 2023

SRN Management, LLC, a Utah Limited Liability Company

Neil R. Schoenenberger Date: 01/30/2023  
Neil R. Schoenenberger  
Its: Manager

State of Arizona, County of Maricopa, ss.

On this 30 day of January 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Neil R. Schoenenberger, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that Manager executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kimberlee Dady  
Notary Public  
Residing In: Wickenburg, AZ  
My Commission Expires: 10/21/2028



**MAIL TAX NOTICE TO:**

Payson Properties, LLC, a Utah limited liability company  
1616 Gooseneast Drive

Payson, UT. 84651

**WARRANTY DEED**

SHS Properties, LLC, a Utah limited liability company, **GRANTOR**, hereby CONVEYS AND WARRANTS to Payson Properties, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said grantor this 12 day of September, 2023.

SHS Properties, LLC, a Utah limited liability company

Karl H. Shuler

Karl H. Shuler, Manager

Sarah A. Shuler

Sarah A. Shuler, Manager

State of Utah  
County of Utah

On this 12<sup>th</sup> day of September, 2023, personally appeared before me, the undersigned Notary Public, Karl H. Shuler and Sarah A. Shuler the Managers of SHS Properties, LLC, a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Creed K. Stephenson

Notary Public

My commission expires: 11/24/26



**CREED K STEPHENSON**  
Notary Public State of Utah  
My Commission Expires on:  
November 24, 2026  
Comm. Number: 727226

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The tract of land in Utah County, State of Utah, more particularly described as follows:

COMMENCING AT A POINT BEING LOCATED SOUTH 89°17'13" WEST 1102.08 FEET AND SOUTH 800.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 218.00 FEET; THENCE WEST 218.00 FEET; THENCE NORTH 218.00 FEET; THENCE EAST 218.00 FEET TO THE POINT OF BEGINNING.

Part of Tax ID No. 30:073:0219 (shown for informational purposes only)

**MAIL TAX NOTICE TO:**

Payson Properties, LLC, a Utah limited liability company  
1616 Gooseneast Drive  
Payson, Utah 84651

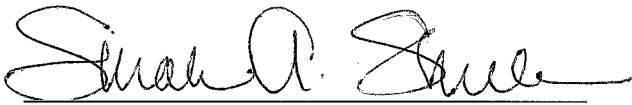
**WARRANTY DEED**

Sarah A. Shuler, **GRANTOR**, hereby CONVEYS AND WARRANTS to Payson Properties, LLC, a Utah limited liability company, **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Utah County, State of Utah described as follows:

See Exhibit "A" attached hereto and made a part hereof.

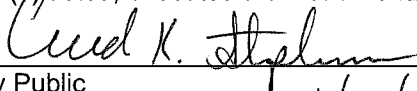
Subject to City and/or County taxes and assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions now of record.

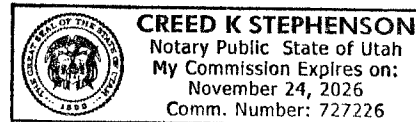
WITNESS, the hand of said grantor this 24 day of OCTOBER, 2023.

  
\_\_\_\_\_  
Sarah A. Shuler

State of Utah  
County of Utah

On this 24<sup>th</sup> day of October, 2023, personally appeared before me, the undersigned Notary Public, Sarah A. Shuler, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 11/24/26



**COURTESY RECORDING**

This document is being recorded solely as a courtesy and an accommodation to the parties named herein.

Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

COMMENCING AT A POINT BEING LOCATED SOUTH 89°17'13" WEST 1332.08 FEET AND SOUTH 797.39 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°59'48" EAST 11.98 FEET; THENCE SOUTH 499.29 FEET; TEHNCE NORTH 89°52'20" WEST 6.22 FEET; THENCE NORTH 00°39'41" WEST 499.31 FEET TO THE POINT OF BEGINNING.  
Being a Portion of Tax ID No. 30:073:0273