

When Recorded, Return to:

Hawkmoon Holdings, LLC  
Attn: Tyler Horan  
42 East 1100 South #1A  
American Fork, UT 84003



ENT 34397:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 24 12:00 PM FEE 40.00 BY KR  
RECORDED FOR HAWKMOON HOLDINGS LLC

Tax Parcel No.: 27:041:0093

*(Space above for Recorder's use only)*

**QUITCLAIM DEED**

**HAWKMOON HOLDINGS, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, hereby QUITCLAIMS to **RIVER RUN SF, LLC**, a Utah limited liability company ("**Grantee**"), whose address is 42 E. 1100 S., #1A, American Fork, UT 84003, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of Grantor's right, title and interest in and to the following described tract of real property (the "**Property**") situated in Utah County, State of Utah, more particularly described as follows:

See Exhibit A attached hereto and incorporated by reference herein.

[Signature and Acknowledgement to Follow]

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 23rd day of May, 2024.

**GRANTOR:**

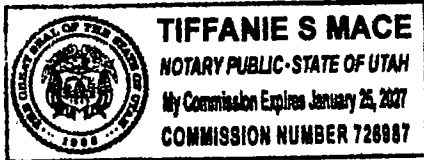
HAWKMOON HOLDINGS, LLC,  
a Utah limited liability company

By: [Signature]  
Name: Tyler Horan  
Its: Manager

STATE OF UTAH )  
) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 23rd day of May, 2024, by Tyler Horan, the Manager of HAWKMOON HOLDINGS, LLC, a Utah limited liability company.

[Signature]  
NOTARY PUBLIC

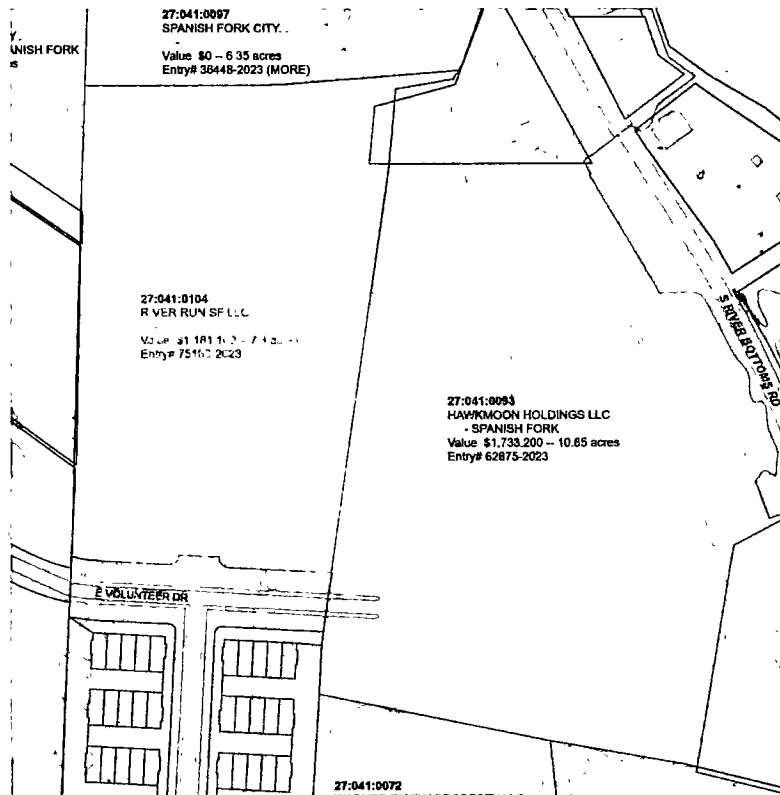


**EXHIBIT A**

**Description of the Property**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 188.37 FEET; THENCE EAST 264.92 FEET; THENCE ALONG A 500.00-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS N 87°49'53" E 37.84 FEET); THENCE NORTH 85°39'47" EAST 266.236 FEET; THENCE SOUTH 30°48'35" WEST 26.993 FEET; THENCE SOUTH 75°00'00" WEST 86.547 FEET; THENCE SOUTH 05°12'59" WEST 103.40 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 319,100 SQ. FT. OR 7.3255 ACRES, MORE OR LESS



Mail Recorded Deed & Tax Notice To:  
Hawkmoon Holdings, LLC, a Utah limited liability  
company  
520 South 850 East, Suite A4  
Lehi, UT 84043



File No.: 165433-DMP

## PERSONAL REPRESENTATIVE'S DEED

This Deed made by **Valinda Bates Hanks**, as Personal Representative of the Estate of **Arlene Peterson** (also known as **Arlene M. Peterson** and is known on the attached Death Certificate as **Arlene Markham Peterson**),

**GRANTOR(S)**, of Salem, State of Utah,

**to Hawkmoon Holdings, LLC, a Utah limited liability company,**

**GRANTEE(S)**, of Lehi, State of Utah

Whereas, Grantor is the qualified personal representative of said estate as shown in the Letters of Administration or Letters Testamentary, filed as Probate Number 223401202 in the Fourth District Court, Utah:

Therefore, for valuable consideration received, Grantor sells and conveys to Grantee the following described real property in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 27-041-0093 and 27-041-0002 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions and easements of record; and all applicable zoning laws and ordinances.

Dated this 19<sup>th</sup> day of September, 2023.

*20th*  
*[Handwritten signature]*

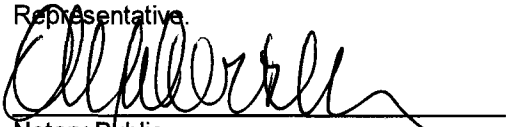
The Estate of Arlene Peterson pursuant to  
Probate Case No. 223401202 in the Fourth  
District Court of Utah

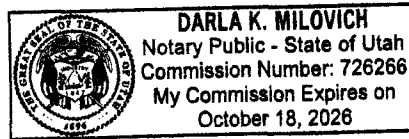
BY: *Valinda Bates Hanks*  
Valinda Bates Hanks  
Personal Representative

STATE OF UTAH

COUNTY OF SALT LAKE

<sup>29th</sup> On ~~10th~~ day of September, 2023, before me, personally appeared Valinda Bates Hanks, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of The Estate of Arlene Peterson pursuant to Probate Case No. 223401202 in the Fourth District Court of Utah in her capacity as Personal Representative.

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



**EXHIBIT A****PARCEL 1:**

Beginning 20 chains East and 3 chains South 1° West and 4.72 chains South 29 1/4° East from the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 34° East 4.03 chains; thence South 29 1/4° East 2.56 chains; thence South 20 1/4° East 2.38 chains; thence South 62 1/4° West 1.87 chains; thence South 9 1/2° West 5.28 chains; thence North 77°23' West 8.60 chains; thence North 3° East 4.15 chains North 32 1/4° East 1.56 chains; thence North 1/2° East 4 chains; thence North 45 3/4° East 1.03 chains; thence North 5 1/2° East 1.97 chains; thence East 5.11 chains to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Any portion of land lying within the boundaries of the proposed River Run Townhomes Plat "C", more particularly described as:

Beginning at a point in an existing fence, which point lies North 00°12'30" West 1166.96 feet along the section line and East 655.99 feet from the West quarter corner of Section 30, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 02°34'26" East 108.36 feet; thence North 02°42'56" East 285.48 feet; thence North 01°40'06" East 49.95 feet; thence Southeasterly 47.68 feet along the arc of a 257.50 foot radius curve to the left through the central angle 10°36'30", the chord bears South 81°39'08" East 47.61 feet; thence South 86°57'23" East 101.47 feet; thence Northeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left through the central angle 90°00'00", the chord bears North 48°02'37" East 21.21 feet; thence South 86°57'23" East 60.00 feet; thence Southeasterly 23.56 feet along the arc of a 15.00 foot radius curve to the left through the central angle 90°00'00", the chord bears South 41°57'23" East 21.21 feet; thence South 86°57'23" East 157.42 feet; thence South 08°03'15" West 110.84 feet; thence South 02°50'51" West 74.12 feet; thence South 03°40'35" West 183.94 feet; thence South 03°19'38" West 70.65 feet; thence North 86°59'42" West 380.77 feet to the point of beginning.

**PARCEL 2:**

Commencing 20 chains East and 3 chains South of the Northwest corner of Section 30, Township 8 South, Range 3 East, Salt Lake Meridian; thence South 29 1/4° East 4.72 chains; thence West 5.11 chains; thence North 5 1/2° East 1.31 chains North 75° East 1.92 chains; thence North 19 1/2° East 2.46 chains to the beginning.

Parcels 1 and 2 are subject to the effects of that certain Boundary Line Agreement recorded November 10, 2020 as Entry No. 177912:2020 and that certain Affidavit of Correction recorded July 30, 2021 as Entry No. 133344:2021 in the Utah County Recorder's Office, State of Utah.

**PARCEL 3:**

Utah Water Right No. 51-2603

**CERTIFICATE OF DEATH**

State File Number: 2022013932

**Arlene Markham Peterson**

**DECEDENT INFORMATION**

Date of Death:	August 9, 2022	Time of Death:	02:34
City of Death:	Spanish Fork	County of Death:	Utah
Age:	82	Date of Birth:	February 3, 1940
Place of Birth:	Leland, Utah	Sex:	Female
Armed Services:	No	Marital Status:	Widowed
Spouse's Name:	Wayne Eugene Peterson (deceased)	Usual Occupation:	School Food Service
Industry/Business:	Education	Education:	High School or GED
Residence:	Spanish Fork, Utah	Father's Name:	Henry Rodger Markham
Mother's Name:	Grace Afton Losee	Facility Type:	Home
Facility or Address:	555 North 800 East		

**INFORMANT INFORMATION**

Name:	Bryon E Peterson	Relationship:	Son
Mailing Address:	352 North 200 West, Spanish Fork, Utah 84660		

**DISPOSITION INFORMATION**

Method of Disposition: Burial  
 Place of Disposition: Spanish Fork City Cemetery, Spanish Fork, Utah  
 Date of Disposition: August 16, 2022

**FUNERAL HOME INFORMATION**

Funeral Home: Walker Funeral Home - Spanish Fork  
 Address: 187 South Main, Spanish Fork, Utah 84660  
 Funeral Director: Jeff K DeNaughel

**MEDICAL CERTIFICATION**

Certifying Physician: Douglas R Mower MD, 226 North 1100 East, American Fork, Utah 84003

**CAUSE OF DEATH**

Pneumonia  
 Other significant conditions: Meningioma  
 Tobacco Use: Non-user  
 Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: August 12, 2022  
 Date Issued: August 12, 2022

This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics.  
 Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext.  
 This document displays the date, seal and signature of the Utah State Registrar of Vital Record and Statistics.

*Linda S. Winger*

Linda S. Winger, MSW, LCSW  
 State Registrar



*Eric S. Edwards* RN

Eric S. Edwards, MPA, MCHES  
 Executive Director  
 Utah County Health Department



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: The Estate of Arlene Peterson pursuant to Probate Case No. 223401202 in the Fourth District Court of Utah

Grantee: Hawkmoon Holdings, LLC, a Utah limited liability company

Tax ID Number(s): 51-2603

**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

Important Notes  
(see other side)

Section

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>51-2603</u> _____ 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  N2 N3
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input checked="" type="checkbox"/> All of Water Right No(s). <u>51-2603</u> <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 _____. <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 _____. Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input checked="" type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for <u>17</u> share(s) of stock in the following water company: <u>Spanish Fork Irrigation Company</u> <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input checked="" type="checkbox"/> Other water related disclosures: <u>17 Shares of Spanish Fork Irrigation are comprised of 8.5 shares</u> _____ of Class A Stock together with 8.5 Shares of Class B Stock.	N6  N7 N8 N9 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: Valer Bobt Harris

Grantee's Acknowledgment of Receipt: Michael B. Johnson

Grantee's Mailing Address: 520 South 850 East, Ste A4, Lehi, UT 84043

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