

Mail Recorded Deed and Tax Notice To:
Hawkmoon Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A1
Lehi, UT 84043



File No.: 133219-DMP

WARRANTY DEED

Ross S. Huff and Patsy B. Huff, husband and wife as joint tenants with full rights of survivorship as to an undivided 1/2 interest and J. Douglas Huff and Sandra M. Huff, Trustees (and to their Successors in trust) of the Huff Family Trust U/A/D June 23, 2005, as to an undivided 1/2 interest, as to Parcel 1 and Ross S. Huff, individually as to an undivided 1/2 interest and J. Douglas Huff and Sandra M. Huff, Trustees (and to their Successors in trust) of the Huff Family Trust U/A/D June 23, 2005, as to an undivided 1/2 interest, as to Parcel 2

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

Hawkmoon Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, 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.: 45-197-0003 and 30-064-0022 (for reference purposes only)

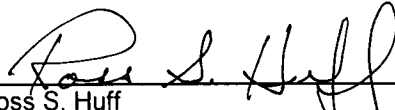
SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

TOGETHER WITH all right title and interest in and to Utah Water Right Number 51-4490.

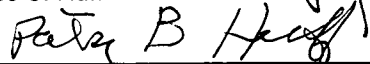
RESERVING UNTO Grantor all right title and interest in and to Utah Water Right 51-6708.

[Signature on following page]

Dated this 15 day of September, 2021.

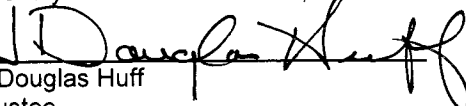


Ross S. Huff



Patsy B. Huff

Huff Family Trust U/A/D June 23, 2005

BY: 

J. Douglas Huff
Trustee

BY: 

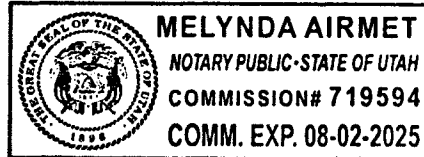
Sandra M. Huff
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of September, 2021, before me, personally appeared Ross S. Huff, 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.

Melynda Airmet
Notary Public

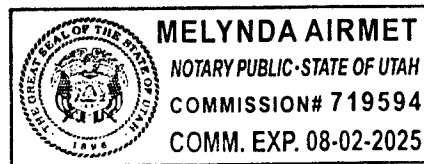


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of September, 2021, before me, personally appeared Patsy B. Huff, 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.

Melynda Airmet
Notary Public

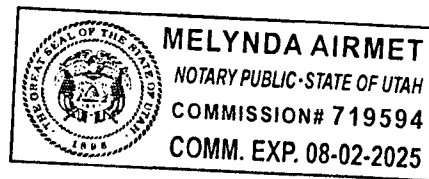


STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of September, 2021, before me, personally appeared J. Douglas Huff, 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 Huff Family Trust U/A/D June 23, 2005.

Melynda Airmet
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15 day of September, 2021, before me, personally appeared Sandra M. Huff, 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 Huff Family Trust U/A/D June 23, 2005.

Melynda Airmet
Notary Public

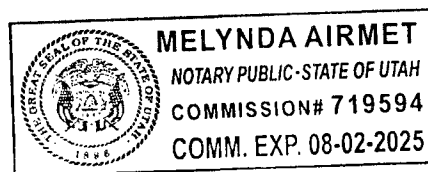


EXHIBIT A
Legal Description

PARCEL 1:

Lot 3, PLAT "A", LAMONT SPERRY SUBDIVISION, Payson, Utah, according to the official plat thereof on file and of record in the office of the Utah County Recorder.

LESS AND EXCEPTING:

A portion of Lot 3, Plat "A", Lamont Sperry Subdivision located in the Southwest quarter of Section 19, Township 9 South, Range 2 East, Salt Lake Base & Meridian, located in Payson, Utah, more particularly described as follows:

Beginning at a point on the South line of said Lot 3, being located $S0^{\circ}15'33"E$ along the section line 198.15 feet and East 912.64 feet from the West 1/4 corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base & Meridian; thence North 134.87 feet; thence East 415.84 feet to the East line of said Lot 3; thence along the boundary of said lot the following three (3) courses: $S0^{\circ}30'40"E$ 137.35 feet; thence $N89^{\circ}36'10"W$ 254.92 feet; thence $N89^{\circ}45'00"W$ 162.16 feet to the point of beginning.

PARCEL 2:

Commencing South 2.94 chains from the West quarter corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South $89^{\circ}45'00"$ East 10.26 chains; thence South $00^{\circ}52'30"$ West 14.22 chains; thence West 10 chains; thence North 16.5 feet; thence South $88^{\circ}15'00"$ West 1.31 chains; thence North $14^{\circ}00'00"$ West 14.025 chains; thence North 33 feet; thence East 5.12 chains, more or less, to the point of beginning.

EXCEPTING THEREFROM any portion within the boundary of the property described in that certain Warranty Deed recorded May 26, 1978 as Entry No. 20308 in Book 1649 at Page 381 in the office of the Utah County Recorder.

SUBJECT TO AND TOGETHER WITH the effects of those certain Boundary Line Agreements recorded August 25, 2006 as Entry No. 111052:2006 and as Entry No. 111053:2006 in the office of the Utah County Recorder.

PARCEL 2A:

A non-exclusive right-of-way easement for ingress and egress as provided for in that certain Special Warranty Deed recorded June 8, 1989 as Entry No. 16160 in Book 2603 at Page 673 in the office of the Utah County Recorder, and described as follows:

Commencing at the Southeast corner of Parcel 2 described above, and running thence North $00^{\circ}52'30"$ East 20 feet; thence South $89^{\circ}50'$ East 10.40 chains, more or less, to the West side of a County road; thence South $00^{\circ}52'30"$ West along said County road 20 feet; thence North $89^{\circ}50'$ West 10.40 chains, more or less, to the point of beginning.