

cc
COURTESY RECORDING
This document is being recorded by a court clerk and an accommodation to the parties named herein. Select Title Insurance Agency, Inc. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Courtesy 1

Parcel ID# 58:033:0240

Special Warranty Deed

Pine Grove Properties Limited Partnership

Grantor,

County of Utah, State of Utah, hereby Convey and Warrant against all claiming by, through or under it to

Autumn Valley Land, LC, a Utah limited liability company as to an undivided 70/100th interest and HHH Funding, L.C, a Utah limited liability company, as to an undivided 30/100th interest.

Grantee,

Of 11038 N. Highland Blvd., Ste 100, Highland, UT 84003, County of Utah, State of Utah , 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" for legal description.

Subject to easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2013, and thereafter.

Together with all the appurtenances, rights, and privileges thereunto belonging.

Witness, the hand of said Grantor, this 1st day of ~~September~~ ^{October}, 2013.

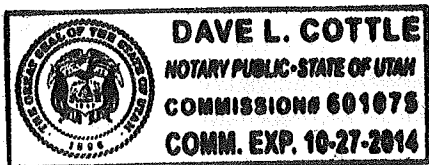
Pine Grove Properties Limited Partnership, a Utah limited partnership

By: Pine Grove Property Management, L.L.C., a Utah limited liability company, its General Partner

Blaine E. Patterson
By: **Blaine E. Patterson, Manager**

State of Utah)
)
County of Utah)

On the 1st day of October, 2013 before me, the undersigned Notary Public, personally appeared **Blaine E. Patterson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



Dave L. Cottle
Notary Public

EXHIBIT "A"

Commencing at the East Quarter Corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South $0^{\circ}16'26''$ West 407.07 feet; thence South $78^{\circ}3'1''$ West 61.39 feet; thence North $0^{\circ}16'26''$ East 111.10 feet; along a curve to the left (Chord Bears: North $14^{\circ}59'2''$ West 194.74 feet, radius=370.0 feet) arc length = 197.06 feet; along a curve to the right (Chord Bears: North $22^{\circ}57'32''$ West 134.37 feet, radius = 530.0 feet) arc length = 134.73 feet; thence South $88^{\circ}53'28''$ East 164.27 feet to the beginning.

PC
COURTESY RECORDING
This document is being recorded solely as a courtesy and an accommodation to the parties named herein.
Select Title Insurance Agency, Inc. hereby expressly disclaims any responsibility or liability for the accuracy of the content thereof.

Courtesy 2

Parcel ID# 58:033:0217

Special Warranty Deed (Limited Partnership)

Pine Grove Properties Limited Partnership as to an undivided 70/100th interest, (which represents their full interest in this property), Grantor,

County of Utah, State of Utah, hereby Convey and Warrant against all claiming by, through or under it to

Autumn Valley Land, L.C, a Utah limited liability company as to an undivided 70/100th interest

Of 11038 N. Highland Blvd., Ste 100, Highland, UT 84003, County of Utah, State of Utah, 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" for legal description.

Subject to easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2013, and thereafter.

Together with all the appurtenances, rights, and privileges thereunto belonging.

Witness, the hand of said Grantor, this 1st day of October 2013.

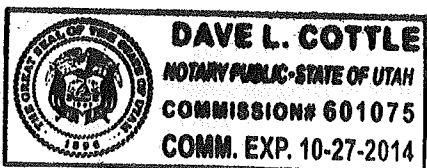
Pine Grove Properties Limited Partnership

Blaine E. Patterson
By: Blaine E. Patterson, Operating Manager of Pine Grove Property Management, L.L.C., The General Partner

State of Utah)

County of Utah)

On 1st day of October 2013, personally appeared before me Blaine E. Patterson, Operating Manager of Pine Grove Property Management, L.L.C., The General Partner, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that (he/she/they) (is/are) the General Partner of Pine Grove Properties Limited Partnership that said document was signed by Authority pursuant to the Partnership Agreement; that said Partnership is in full force and effect; that as General Partners, they have full authority to act in behalf of said Partnership and acknowledged to me that (he/she/they) executed the same.



Dave L. Cottle
Notary Public

Exhibit A

COMMENCING AT A POINT LOCATED NORTH 86°53'35" WEST ALONG THE QUARTER SECTION LINE 163.97 FEET FROM THE EAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°53'35" WEST ALONG SAID QUARTER SECTION LINE 886.46 FEET; THENCE NORTH 00°17'16" EAST 131.05 FEET; THENCE NORTH 04°51'54" EAST 166.74 FEET; THENCE NORTH 14°01'53" EAST 129.95 FEET; THENCE NORTH 18°36'46" EAST 129.50 FEET; THENCE ALONG A 1030.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 76.32 FEET (CHORD BEARS SOUTH 86°46'02" EAST 76.30 FEET); THENCE SOUTH 86°53'24" EAST 361.61 FEET; THENCE ALONG A 350.00 FOOT RADIUS CURVE TO THE RIGHT 566.40 FEET (CHORD BEARS SOUTH 42°31'46" EAST 506.59 FEET); THENCE ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT 180.32 FEET (CHORD BEARS SOUTH 05°54'56" EAST 179.45 FEET) TO THE POINT OF BEGINNING.
PARCEL CONTAINS 435,546 SQ. FT. (10.00 ACRES)

RC
COURTESY RECORDING
SELECT TITLE
This document is being recorded by as a courtesy
and an accommodation to the service rendered herein.
Select Title Insurance Agency, Inc., hereby expressly
disclaims any responsibility for the accuracy of
the content thereof.

Courtesy 3

Parcel ID# 58:033:0296

Special Warranty Deed

Pine Grove Properties Limited Partnership and HHH Funding, LLC and HHH Investment Group, L.C., as their interest may appear

County of Utah, State of Utah, hereby Convey and Warrant against all claiming by, through or under it to

Autumn Valley Land, LC, a Utah limited liability company as to an undivided 70/100 percent interest and HHH Funding Group, L.C., a Utah limited liability company as to an undivided 30/100 percent interest Grantee,

Of 11038 N. Highland Blvd., Ste 100, Highland, UT 84003, County of Utah, State of Utah , 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" for legal description.


Subject to easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2013, and thereafter.

Together with all the appurtenances, rights, and privileges thereunto belonging.

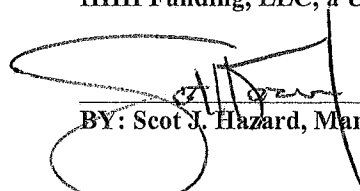
Witness, the hand of said Grantor, this Sept 27, 2013.

Pine Grove Properties Limited Partnership, a Utah limited partnership

By: Pine Grove Property Management, L.L.C., a Utah limited liability company, its General Partner


BY: Blaine E. Patterson, Manager

HHH Funding, LLC, a Utah limited liability company


BY: Scot J. Hazard, Manager

HHH Investment Group, L.C., a Utah limited liability company

[Signature]
BY: Scot J. Hazard, Manager

State of Utah)
 §
County of Utah)

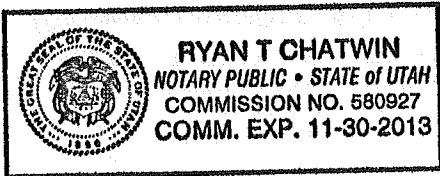
On the 1ST of October, 2013 before me, the undersigned Notary Public, personally appeared **Blaine E. Patterson**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public

State of Utah)
 §
County of Utah)

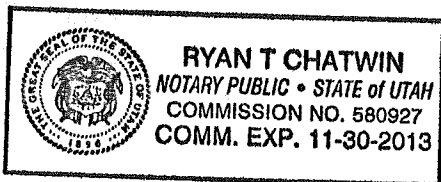
On the Sept. 27, 2013 before me, the undersigned Notary Public, personally appeared **Scot J. Hazard**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public

State of Utah)
 §
County of Utah)

On the Sept 27, 2013 before me, the undersigned Notary Public, personally appeared **Scot J. Hazard**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public

EXHIBIT "A"

Commencing at the East Quarter Corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North $88^{\circ}53'23''$ West 162.12 feet; along a curve to the Right (Chord Bears: North $6^{\circ}14'19''$ West 185.34 feet, radius = 530.0 feet) arc length = 186.30 feet; along a curve to the Left (Chord Bears: North $42^{\circ}31'47''$ West 506.6 feet, radius = 350.0 feet) arc length = 566.40 feet; thence North $88^{\circ}53'25''$ West 361.62 feet; along a curve to the Right (Chord Bears: North $86^{\circ}46'3''$ West 76.3 feet, radius = 1030.0 feet) arc length = 76.32 feet; thence South $18^{\circ}36'46''$ West 129.5 feet; thence South $14^{\circ}1'53''$ West 129.95 feet; thence South $4^{\circ}51'54''$ West 166.74 feet; thence South $0^{\circ}17'16''$ West 136.72 feet; thence North $88^{\circ}53'23''$ West 1624.79 feet; thence North $0^{\circ}17'15''$ East 2598.78 feet; thence South $88^{\circ}25'2''$ East 2673.78 feet; thence South $0^{\circ}15'00''$ West 2576.75 feet to the beginning.

Less and excepting

BEGINNING AT A POINT THAT IS NORTH $88^{\circ}53'28''$ WEST 2675.79 FEET ALONG THE QUARTER SECTION LINE TO THE CENTER OF SECTION (EXISTING REBAR AND CAP #152774) AND NORTH $00^{\circ}17'16''$ EAST 957.99 FEET ALONG THE QUARTER SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH $88^{\circ}53'24''$ EAST 647.58 FEET; THENCE ALONG A 1023 FOOT RADIUS CURVE TO THE RIGHT 161.89 FEET (CHORD BEARS: SOUTH $84^{\circ}21'24''$ EAST 161.72 FEET); THENCE NORTH $10^{\circ}22'47''$ EAST 101.89 FEET; THENCE NORTH $79^{\circ}47'00''$ WEST 104.57 FEET; THENCE NORTH $82^{\circ}19'48''$ WEST 67.15 FEET; THENCE NORTH $88^{\circ}53'24''$ WEST 277.99 FEET; THENCE NORTH $10^{\circ}10'24''$ EAST 357.61 FEET; THENCE NORTH $05^{\circ}37'23''$ WEST 40.23 FEET; THENCE NORTH $61^{\circ}25'05''$ EAST 190.81 FEET; THENCE NORTH $68^{\circ}08'20''$ EAST 50.45 FEET; THENCE NORTH $57^{\circ}48'38''$ EAST 156.53 FEET; THENCE NORTH $08^{\circ}36'48''$ WEST 163.16 FEET; THENCE NORTH $27^{\circ}25'19''$ WEST 119.96 FEET; THENCE NORTH $42^{\circ}50'26''$ WEST 80.07 FEET; THENCE NORTH $57^{\circ}51'03''$ EAST 379.15 FEET; THENCE SOUTH $77^{\circ}53'57''$ EAST 256.87 FEET; THENCE NORTH $85^{\circ}29'19''$ EAST 284.64 FEET; THENCE NORTH $53^{\circ}26'05''$ EAST 143.70 FEET; THENCE NORTH $59^{\circ}10'51''$ EAST 36.53 FEET; THENCE NORTH $17^{\circ}34'54''$ EAST 86.96 FEET; THENCE EAST 994.20 TO THE SECTION LINE; THENCE NORTH $00^{\circ}14'16''$ EAST 191.76 FEET ALONG THE SECTION LINE; THENCE NORTH $88^{\circ}25'02''$ WEST 2673.95 FEET ALONG THE SECTION LINE; THENCE SOUTH $0^{\circ}17'15''$ WEST 1640.72 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

Mail Recorded Deed and Tax Notice To:
HHH Investment Group, L.C.
3688 East Campus Drive, Ste 100
Eagle Mountain, UT 84005

ENT 196444:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Dec 09 03:47 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 137337-RCP

WARRANTY DEED

HHH Funding, L.C., a Utah limited liability company

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

Ford Real Estate, PC, as to a 15% undivided interest and HHH Investment Group, L.C., as to an undivided 15% interest

GRANTEE(S) of Eagle Mountain, 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.: 58-033-0377 and 58-033-0386 (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 8th day of December, 2020.

HHH Funding, L.C., a Utah limited liability company

BY: [Signature]
Scot Hazard
Manager

BY: [Signature]
Dan Ford
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 12/8/2020, personally appeared before me Scot Hazard, who acknowledged himself to be the Manager of HHH Funding, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the 12/08/20, personally appeared before me Dan Ford, who acknowledged himself to be the Manager of HHH Funding, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public

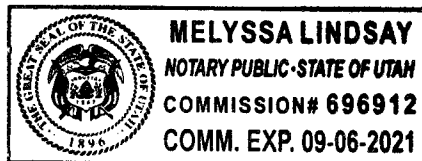


EXHIBIT A PROPERTY DESCRIPTION

Commencing North 0.66 feet and West 34.6 feet from the East quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 46°59'20" West 106.44 feet; thence North 30°21'24" West 57.78 feet, along a curve to the right (chord bears: North 25°26'44" West 27.74 feet radius = 162 feet); thence South 88°53'28" East 118.97 feet to the point of beginning.

And

Commencing at the East quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 88°53'23" West 162.12 feet, along a curve to the right (Chord Bears: North 06°14'19" West 185.34 feet, radius = 530.0 feet) arc length = 186.30 feet, along a curve to the left (Chord Bears: North 42°31'47" West 506.6 feet, radius = 350.0 feet) arc length = 566.40 feet; thence North 88°53'25" West 361.62 feet; along a curve to the right (Chord Bears: North 86°46'03" West 76.3 feet, radius = 1030.0 feet) arc length = 76.32 feet; thence South 18°36'46" West 129.5 feet; thence South 14°01'53" West 129.95 feet; thence South 04°51'54" West 166.74 feet; thence South 00°17'16" West 136.72 feet; thence North 88°53'23" West 1624.79 feet; thence North 00°17'15" East 2598.78 feet; thence South 88°25'02" East 2673.78 feet; thence South 00°15'00" West 2576.75 feet to the beginning.

LESS AND EXCEPTING THEREFROM the following:

Beginning at a point that is North 88°53'28" West 2675.79 feet along the quarter section line to the center of section (existing rebar and cap #152774) and North 00°17'16" East 957.99 feet along the quarter section line from the East quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'24" East 647.58 feet; thence along a 1023 foot radius curve to the right 161.89 feet (Chord Bears: South 84°21'24" East 161.72 feet); thence North 10°22'47" East 101.89 feet; thence North 79°47'00" West 104.57 feet; thence North 82°19'48" West 67.15 feet; thence North 88°53'24" West 277.99 feet; thence North 10°10'24" East 357.61 feet; thence North 05°37'23" West 40.23 feet; thence North 61°25'05" East 190.81 feet; thence North 58°08'20" East 50.45 feet; thence North 57°48'38" East 156.53 feet; thence North 06°36'48" West 163.16 feet; thence North 27°25'19" West 119.96 feet; thence North 42°50'26" West 80.07 feet; thence North 57°51'03" East 379.15 feet; thence South 77°53'57" East 256.87 feet; thence North 85°29'19" East 284.64 feet; thence North 53°26'05" East 143.70 feet; thence North 59°10'51" East 36.83 feet; thence North 17°34'54" East 86.96 feet; thence East 994.20 feet to the section line; thence North 00°14'16" East 191.76 feet along the section line; thence North 88°25'02" West 2673.95 feet along the section line; thence South 00°17'16" West 1640.72 feet along the section line to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Proposed Gateway Park Subdivision
Preliminary Phase A, Final Plat 1
Boundary Description

A parcel of land being in the Northeast and Southeast quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is the East quarter corner of said Section 17, and running thence South 00°16'01" West 236.44 feet along the section line; thence South 78°51'16" West 45.01 feet; thence South 11°45'52" East 142.03 feet to a point along a curve; thence along the arc of 638.00 foot radius curve to the right a distance of 120.72 feet (curve having a central angle of 10°50'30" and a chord South 06°20'37" East 120.54 feet); thence South 78°01'22" West 77.64 feet to a point along a non-tangent curve; thence along the arc of 562.00 foot radius curve to the left a distance of 121.23 feet (curve having a central angle of 12°21'34" and a chord North 05°35'05" West 121.00 feet); thence North 11°45'52" West 142.85 feet; thence South 78°51'16" West 731.41 feet; thence North 11°47'53" West

217.64 feet; thence North 17°33'41" West 484.36 feet; thence North 77°28'01" East 720.58 feet; thence North 42°20'04" East 76.00 feet; thence along the arc of 238.00 foot radius curve to the right a distance of 170.34 feet (curve having a central angle of 41°00'30" and a chord South 27°09'41" East 166.73 feet); thence South 06°39'26" East 298.84 feet; thence along the arc of 162.00 foot radius curve to the left a distance of 67.01 feet (curve having a central angle of 23°41'58" and a chord South 18°30'26" East 66.53 feet); thence South 30°21'25" East 57.78 feet; thence North 46°59'20" East 153.92 feet; thence South 00°13'48" West 33.05 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Proposed Gateway Park Subdivision
Preliminary Phase A, Final Plat 2
Boundary Description

A parcel of land being in the Northeast quarter of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point which is North 00°13'48" East 486.17 feet along the section line and West 275.45 feet from the East quarter corner of said Section 17, and running thence North 47°39'56" West 351.15 feet; thence along the arc of a 162.00 foot radius curve to the right 102.65 feet (curve has a central angle of 36°18'19" and a chord that bears North 29°30'46" West 100.94 feet); thence North 11°21'37" West 31.78 feet; thence South 78°38'23" West 76.00 feet; thence along the arc of a 15.00 foot radius curve to the left 23.56 feet (curve has a central angle of 90°00'00" and a chord that bears North 56°21'37" West 21.21 feet); thence South 78°38'23" West 518.18 feet; thence South 09°57'55" East 487.18 feet; thence North 77°28'01" East 799.32 feet; thence North 42°20'04" East 76.00 feet to the point of beginning.

Tax Id No.: 58-033-0377 and 58-033-0386



ENT 92394:2013 PG 1 of 2
Jeffery Smith
Utah County Recorder
2013 Sep 27 03:53 PM FEE 12.00 BY SS
RECORDED FOR Select Title Insurance Agency
ELECTRONICALLY RECORDED

Courtesy 4

Parcel ID# 58:033:0217

Special Warranty Deed (Limited Liability Company)

HHH Investment Group L.C., as to their current ownership interest of 30/100th of the subject property

Grantor,

Of 3688 East Campus Drive, Ste 100, Eagle Mountain, County of Utah, State of Utah, hereby Convey and Warrant against all claiming by, through or under it to

HHH Investment Group L.C., as to an undivided 15/100th interest, and Ford Real Estate, PC, as to an undivided 15/100th interest in the following described property Grantee,

Of 1868 Valley View Lane, Eagle Mountain, UT 84005, 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" for legal description.

Subject to easements, restrictions, reservations, and rights of way of record and general property taxes for the year 2013, and thereafter.

Together with all the appurtenances, rights, and privileges thereunto belonging.

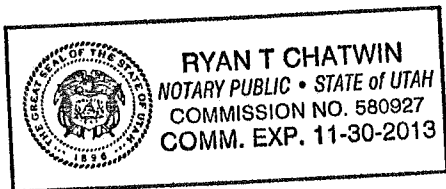
Witness, the hand of said Grantor, this September 27, 2013.

HHH Investment Group, L.C.

of HHH
BY: Scot J. Hazard, Manager

State of Utah)
 §
County of Utah)

On the 27 day of September, 2013 before me, the undersigned Notary Public, personally appeared Scot J. Hazard, 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 AT A POINT LOCATED NORTH 86°53'35" WEST ALONG THE QUARTER SECTION LINE 163.97 FEET FROM THE EAST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°53'35" WEST ALONG SAID QUARTER SECTION LINE 866.46 FEET; THENCE NORTH 00°17'16" EAST 131.05 FEET; THENCE NORTH 04°51'54" EAST 166.74 FEET; THENCE NORTH 14°01'53" EAST 129.95 FEET; THENCE NORTH 18°36'46" EAST 129.50 FEET; THENCE ALONG A 1030.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 76.32 FEET (CHORD BEARS SOUTH 86°46'02" EAST 76.30 FEET); THENCE SOUTH 88°53'24" EAST 361.61 FEET; THENCE ALONG A 350.00 FOOT RADIUS CURVE TO THE RIGHT 566.40 FEET (CHORD BEARS SOUTH 42°31'46" EAST 506.59 FEET); THENCE ALONG A 530.00 FOOT RADIUS CURVE TO THE LEFT 180.32 FEET (CHORD BEARS SOUTH 05°54'56" EAST 179.45 FEET) TO THE POINT OF BEGINNING.
PARCEL CONTAINS 435.546 SQ. FT. (10.00 ACRES)

Mail Recorded Deed and Tax Notice To:
HHH Investment Group
3688 East Campus Drive, Ste 100
Eagle Mountain, UT 84005



File No.: 137337-RCP

WARRANTY DEED

GTTB, LLC

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

Autumn Valley Land, LC as to a 70% undivided interest, Ford Real Estate, PC, as to a 15% undivided interest, HHH Investment Group, L.C., as to an undivided 15% interest

GRANTEE(S) of Eagle Mountain, 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.: 58-033-0295 (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 8th day of December, 2020.

GTTB, LLC

BY: Autumn Valley Land, LC
Manager



Isaac Patterson
Manager

STATE OF UTAH

COUNTY OF UTAH

On the Dec 8, 2020, personally appeared before me Isaac Patterson, who acknowledged himself to be the Manager of Autumn Valley Land, LC, a Utah limited liability company, as manager for GTTB, LLC, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



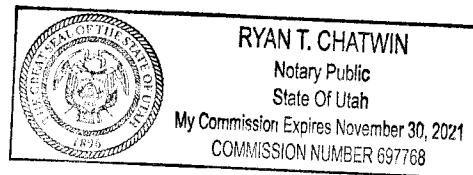
Notary Public

EXHIBIT A
PROPERTY DESCRIPTION

Beginning at a point that is North 88°53'28" West 2675.79 feet along the quarter section line to the center of section (existing rebar and cap #152774) and North 00°17'16" East 957.99 feet along the quarter section line from the East quarter corner of Section 17, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°53'24" East 647.58 feet; thence along a 1023 foot radius curve to the right 161.89 feet (Chord Bears: South 84°21'24" East 161.72 feet); thence North 10°22'47" East 101.89 feet; thence North 79°47'00" West 104.57 feet; thence North 82°19'48" West 67.15 feet; thence North 88°53'24" West 277.99 feet; thence North 10°10'24" East 357.61 feet; thence North 05°37'23" West 40.23 feet; thence North 61°25'05" East 190.81 feet; thence North 58°08'20" East 50.45 feet; thence North 57°48'38" East 156.53 feet; thence North 06°36'48" West 163.16 feet; thence North 27°25'19" West 119.96 feet; thence North 42°50'26" West 80.07 feet; thence North 57°51'03" East 379.15 feet; thence South 77°53'57" East 256.87 feet; thence North 85°29'19" East 284.64 feet; thence North 53°26'05" East 143.70 feet; thence North 59°10'51" East 36.83 feet; thence North 17°34'54" East 86.96 feet; thence East 994.20 feet to the section line; thence North 00°14'16" East 191.76 feet along the section line; thence North 88°25'02" West 2673.95 feet along the section line; thence South 00°17'16" West 1640.72 feet along the section line to the point of beginning.

Tax Id No.: 58-033-0295