

WHEN RECORDED MAIL TO:
Route66 LC
P.O. Box 631
Orem, Utah 84059

ENT 7789:2018 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Jan 24 1:00 pm FEE 12.00 BY VP
RECORDED FOR ROUTE66 LC

WARRANTY DEED

GRANTOR): **Five Star Financial, a Nevada General Partnership, who acquired title as Five Star Financial, a Nevada Limited Partnership.**

hereby CONVEY(S) and WARRANT(S) to:

GRANTEE: **Route66 LC**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Utah County, State of UTAH:

Exhibit A


Together with any rights, easements and benefits appurtenant to such property including but not limited to such easements, rights and benefits under that certain Declaration recorded on November 29, 1999 as entry #124110 Book 5284.

Excluding all water rights whether or not they are appurtenant to the property.

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hand of said Grantor, EXECUTED this 24th day of January, 2018.

Five Star Financial, a Nevada General Partnership

By: 
Tracy Tanner, Managing Member of Tanco, LLC, a Utah Limited Liability Company, which company is a general partner of Five Star Financial, a Nevada General Partnership.

State of Utah)
: ss.
County of Utah)

On this 24th day of January, 2018, personally appeared before me Tracy Tanner, Managing Member of Tanco, LLC, a Utah Limited Liability Company which company is a general partner of Five Star Financial, a Nevada General Partnership, the signor of the above instrument, who duly acknowledged to me that she, executed the same in behalf of said General Partnership.

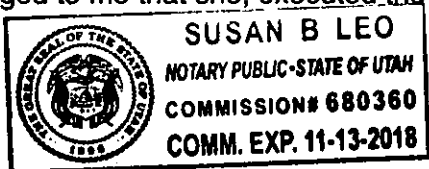


EXHIBIT A

A portion of Special Section 51, and a portion of Government Lot 13, located in the NE1/4 of Section 9, and the NW1/4 & SW1/4 of Section 10, Township 7 South, Range 4 East, Salt Lake Base and Meridian, Left Fork of Hobbles Creek Canyon, Utah County, more particularly described as follows:

Beginning at a point on the southerly line of SPRINGWOOD MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located S0°06'49"E along the Section line 1,244.25 feet from the Northwest Corner of Section 10, T7S, R4E, S.L.B.& M. (Basis of Bearing: S0°06'49"E on a line between the 1975 BLM monument marking said Northwest Corner of Section 10 and the 1975 BLM monument marking the West 1/4 Corner of said Section 10); thence along said Subdivision the following 4 (four) courses and distances: S88°40'14"E (Plat: S88°39'21"E) 655.45 feet; thence N41°56'26"E (Plat: N41°57'19"E) 397.44 feet; thence N73°55'52"E (Plat: N73°56'45"E) 280.64 feet; thence N16°04'08"W (Plat: N16°03'15"W) 0.15 feet; thence N73°56'00"E 7.87 feet to the westerly line of Plat "A", COTTAGES AT HOBBLE CREEK MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 28 (twenty-eight) courses and distances: Southeasterly along the arc of a 1,515.01 foot radius non-tangent curve (radius bears: N65°31'12"E) to the left 309.85 feet through a central angle of 11°43'05" (chord: S30°20'21"E 309.31 feet); thence S36°11'48"E 299.23 feet; thence along the arc of a 260.00 foot radius curve to the right 309.97 feet through a central angle of 68°18'24" (chord: S2°02'40"E 291.93 feet); thence S32°06'21"W 190.51 feet; thence along the arc of a 35.00 foot radius curve to the right 48.77 feet through a central angle of 79°50'08" (chord: S72°01'25"W 44.92 feet) to a point of reverse curvature; thence along the arc of a 50.00 foot radius curve to the left 123.90 feet through a central angle of 141°58'30" (chord: S40°57'14"W 94.54 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 36.25 feet through a central angle of 59°20'49" (chord: S0°21'36"E 34.65 feet) to a point of reverse curvature; thence along the arc of a 1,040.95 radius curve to the left 147.57 feet through a central angle of 8°07'21" (chord: S25°15'08"W 147.45 feet); thence S21°11'28"W 49.79 feet; thence along the arc of a 35.00 foot radius curve to the right 17.24 feet through a central angle of 28°13'46" (chord: S35°18'21"W 17.07 feet) to a point of reverse curvature; thence along the arc of a 50.00 foot radius curve to the left 50.59 feet through a central angle of 57°58'10" (chord: S20°26'09"W 48.46 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 30.73 feet through a central angle of 50°18'04" (chord: S16°36'06"W 29.75 feet) to a point of compound curvature; thence along the arc of a 222.00 foot radius curve to the right 52.76 feet through a central angle of 13°36'56" (chord: S48°33'36"W 52.63 feet); thence S55°22'05"W 107.48 feet; thence along the arc of a 178.00 foot radius curve to the left 175.95 feet through a central angle of 56°38'11" (chord: S27°07'22"W 168.87 feet); thence S1°11'41"E 75.24 feet; thence along the arc of a 471.98 foot radius curve to the right 59.83 feet through a central angle of 7°15'48" (chord: S2°26'12"W 59.79 feet); thence S6°04'06"W 105.88 feet; thence along the arc of a 528.08 foot radius curve to the left 68.56 feet through a central angle of 7°26'21" (chord: S2°20'55"W 68.52 feet); thence S1°22'15"E 123.83 feet; thence along the arc of a 472.00 foot radius curve to the right 135.19 feet through a central angle of 16°24'36" (chord: S6°50'02"W 134.72 feet); thence S15°02'20"W 123.80 feet; thence along the arc of a 122.00 foot radius curve to the right 81.33 feet through a central angle of 38°11'40" (chord: S34°08'10"W 79.83 feet); thence S53°14'00"W 160.17 feet; thence along the arc of a 178.00 foot radius curve to the left 200.07 feet through a central angle of 64°23'59" (chord: S21°06'20"W 189.70 feet); thence S11°02'51"E 125.83 feet; thence along the arc of a 180.00 foot radius curve to the left 61.11 feet through a central angle of 19°27'09" (chord: S20°46'25"E 60.82 feet); thence S30°30'00"E 82.62 feet to a corner of said Plat at the centerline of Hobbles Creek Canyon Road; thence Southwesterly along the arc of a 597.28 foot radius non-tangent curve (radius bears: S30°49'59"E) 0.21 feet through a central angle of 0°01'13" (chord: S59°09'24"W 0.21 feet); thence N30°30'00"W 291.70 feet along the extension of, and along the westerly line of Lot 13 as defined by a BLM Dependent Resurvey and Subdivision of Section 10 dated January 24, 1994; thence N61°32'36"E along the north line of said Lot 48.56 feet to the southwesterly line of Special Section 51; thence N35°33'16"W along said line 265.68 feet to a 1983 BLM monument marking the 1 Mile Corner of said Special Section; thence N35°44'04"W along said line 919.82 feet to a 1983 BLM monument marking the intersection of said line with the west line of the NW1/4 of said Section 10; thence N35°25'40"W along said Special Section line 1,158.13 feet to the southerly line of said SPRINGWOOD MOUNTAIN HOME DEVELOPMENT at a point located S35°25'40"E 199.41 feet from a 1983 BLM monument marking Angle Point (AP) 5 of said Special Section 51; thence along the south line of said Subdivision the following 3 (three) courses and distances: N54°33'50"E 581.17 feet (Plat: N54°34'43"E 581.54 feet); thence S86°14'46"E (Plat: S86°13'53"E) 50.00 feet; thence S88°40'14"E (Plat: S88°39'21"E) 144.50 feet to the point of beginning.

Contains: 66.79+/- acres