



MAIL TAX NOTICE TO GRANTEE:
Hawthorne Estate Investment LLC,
a Nevada limited liability company
1468 James Rd.
Gardnerville, NV 89460

File Number: 2043431HM

WARRANTY DEED

Parkview Ventures LC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Hawthorne Estate Investment LLC, a Nevada limited liability company GRANTEE

the following tract of land in Tooele, County, State of UTAH, to-wit

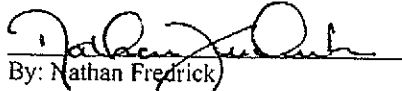
See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 01-065-0-0045 and 01-065-0-0046 and 01-065-0-0047

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2020 and thereafter.

Effective as of this 15 day of April, 2020

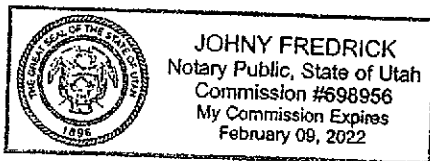
Parkview Ventures LC, a Utah limited liability company


By: Nathan Fredrick
Its: Manager

STATE OF: UTAH

COUNTY OF: SALT LAKE

On this 15TH day of APRIL, 2020, personally before me appeared Nathan Fredrick, who proven on the basis of satisfactory evidence is a Manager of Parkview Ventures LC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



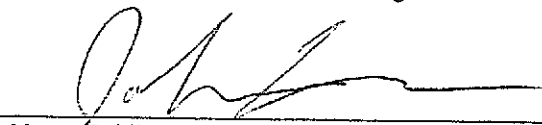

Notary Public
Residing In: 2135 S RICHMOND ST, S4106
Commission Expires: 2/9/2022

EXHIBIT A

File No.: 2043431HM

LEGAL DESCRIPTION**PARCEL 1:**

Proposed HAWTHORNE ESTATES PHASE 1, SUBDIVISION, more particularly described as follows:

A parcel of land lying and situate in the Northeast quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah. Comprising a 9.41 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry No. 451002 of the Tooele County Records. Basis of bearing for subject parcel being North 01°00'14" West 2,643.88 feet (measured) between the Tooele County brass cap monuments monumentalizing the East line of the Northeast quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Tooele County brass cap monument monumentalizing the East quarter corner of said Section 35; thence North 01°00'14" West 1,151.40 feet coincident with the East line of the Northeast quarter of said Section 35; thence South 88°59'46" West 891.35 feet to the true point of beginning; thence the following three (3) courses coincident with the West boundary of Little Reno Estates, Phase 1, 1) South 00°38'32" East 442.66 feet; 2) North 89°21'28" East 256.00 feet; 3) South 00°38'32" East 322.50 feet; thence departing said subdivision South 89°21'28" West 100.00 feet; thence North 88°19'10" West 66.05 feet; thence South 89°04'55" West 100.00 feet; thence North 00°38'32" West 32.54 feet; thence North 66°51'11" West 99.99 feet; thence South 87°52'48" West 86.32 feet; thence South 35°22'00" West 20.90 feet; thence South 89°21'34" West 67.71 feet; thence North 00°38'29" West 80.00 feet; thence South 89°21'31" West 115.84 feet; thence South 86°32'10" West 66.06 feet; thence South 89°00'19" West 100.00 feet; thence North 00°59'41" West 240.00 feet; thence South 89°00'19" West 31.75 feet; thence North 00°59'41" West 231.83 feet; thence North 89°04'49" East 324.33 feet; thence North 02°39'03" East 160.15 feet; thence North 89°21'28" East 250.37 feet to the point of beginning.

PARCEL 2:

Proposed HAWTHORNE ESTATES PHASE 2, SUBDIVISION, more particularly described as follows:

A parcel of land lying and situate in the Northeast quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah. Comprising a 5.02 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry No. 451002 of the Tooele County Records. Basis of bearing for subject parcel being North 01°00'14" West 2,643.88 feet (measured) between the Tooele County brass cap monuments monumentalizing the East line of the Northeast quarter of said Section 35. Subject parcel being more particularly described as follows:

File No. 2043431HM

EXHIBIT A LEGAL DESCRIPTION

Page 2 of 3

Commencing at the Tooele County brass map monument monumentalizing the East quarter corner of said Section 35; thence South 89°04'55" West 202.59 feet coincident with the South line of the Northeast quarter of said Section 35 to the true point of beginning; thence continuing coincident with said quarter section line South 89°04'55" West 843.30 feet; thence departing said section line North 00°55'05" West 33.00 feet to a number five rebar and cap stamped "PLS 356548"; thence North 33°59'49" West 106.01 feet to a number five rebar and cap stamped "PLS 356548"; thence North 13°01'10" West 81.90 feet to a number five rebar and cap stamped "PLS 356548"; thence North 24°13'55" West 87.30 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°38'24" West 80.00 feet to a number five rebar and cap stamped "PLS 356548"; thence North 35°22'00" East 119.80 feet to the Southeast corner of Lot 115, Hawthorne Estates Phase 1 and a number five rebar and cap stamped "PLS 356548"; thence the following six (6) courses coincident with the South boundary of said Hawthorne Estates Phase 1, 1) North 87°52'48" East 86.32 feet; 2) South 66°51'11" East 99.99 feet; 3) South 00°38'32" East 32.54 feet; 4) North 89°04'55" East 100.00 feet; 5) South 88°19'10" East 66.05 feet; 6) North 89°21'28" East 100.00 feet to the Southeast corner of Lot 111 of said Hawthorne Estates and a point on the West boundary of Little Reno Estates Subdivision, Phase 1; thence the following two (2) courses coincident with said West boundary 1) South 00°38'32" East 330.74 feet to the Southwest corner of Lot 32 of said Phase 1; 2) North 89°04'52" East 440.01 feet; thence departing said Phase 1 boundary South 00°38'32" East 52.94 feet to the point of beginning.

PARCEL 3:

Proposed HAWTHORNE ESTATES PHASE 3, SUBDIVISION, more particularly described as follows:

A parcel of land lying and situate in the Northeast quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah. Comprising a 3.53 acre portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry No. 451002 of the Tooele County Records. Basis of bearing of subject parcel being North 01°00'14" West 2,643.88 feet (measured) between the Tooele County brass cap monuments monumentalizing the East line of the Northeast quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Tooele County brass cap monument monumentalizing the East quarter corner of said Section 35; thence South 89°04'55" West 1,045.88 feet coincident with the South line of the Northeast quarter of said Section 35 to the true point of beginning; thence continuing coincident with said quarter section line South 89°04'55" West 328.04 feet; thence departing said section line North 00°55'05" West 119.71 feet to a number five rebar and cap stamped "PLS 356548"; thence North 25°55'17" West 88.22 feet to a number five rebar and cap stamped "PLS 356548"; thence North 20°03'09" West 84.64 feet to a number five rebar and cap stamped "PLS 356548"; thence North 05°35'34" West 80.26 feet to a number five rebar and cap stamped "PLS 356548"; thence North 00°59'41" West 160.00 feet to the Southwest corner of Lot 117, Hawthorne Estates Phase 1 and a number five rebar and cap stamped "PLS 356548"; thence the following four (4) courses coincident with the South boundary of said Hawthorne Estates Phase 1, 1) North 89°00'19" East 100.00 feet; 2) North 86°32'10" East 66.06 feet; 3) North 89°21'31" East 115.84 feet; 4) South 00°38'29" East 80.00 feet; 5) North 89°21'34" East 67.71 feet to a point on the West boundary of Lot 130 Hawthorne Estates, Phase 2; thence the following six (6) courses coincident with said West boundary line, 1) South 35°22'00" West 98.90 feet; 2) South 00°38'24" East 80.00 feet; 3) South 24°13'55" East 87.30 feet; 4) South 13°01'10" East 81.90 feet; 5) South 33°59'49" East 106.01 feet; 6) South 00°55'05" East 33.00 feet to the point of beginning.



MAIL TAX NOTICE TO GRANTEE:

Hawthorne Estate Investment LLC, a Nevada limited liability company
1468 James Rd
Gardnerville, NV 89460
File Number: 2154389HM

QUIT CLAIM DEED

GRANTSVILLE HEIGHTS LLC, a Utah limited liability company GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby quit claims to

Hawthorne Estate Investment LLC, a Nevada limited liability company, GRANTEE

the following tract of land in Tooele County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 01-065-0-0047 and Part of 01-065-0-0054

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 10 day of March, 2021

Grantsville Heights LLC, a Utah limited liability company

Nathan A Brockbank
By: Nathan A Brockbank
Its: manager

STATE OF UTAH

COUNTY OF Salt Lake

On this 10 day of March, 2021, personally before me appeared Nathan Brockbank, who proven on the basis of satisfactory evidence is the manager Grantsville Heights LLC, a Utah limited liability company

, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.

Candice Kidd

Notary Public
Residing In: Salt Lake City, UT
Commission Expires: March 1, 2025

Warranty Deed

Page 1

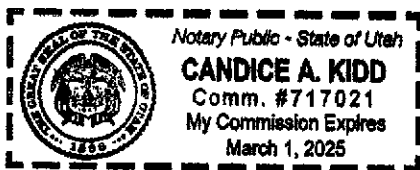


EXHIBIT A

PROPOSED HAWTHORNE ESTATES PHASE 2, SUBDIVISION, DESCRIBED AS FOLLOWS:

SURVEYED PERIMETER LEGAL DESCRIPTION:

A parcel of land lying and situate in the Northeast Quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah. Comprising a 5.02 acre portion of that particular parcel of land described partly in that certain Warranty Deed recorded as Entry 451002 and partly in that certain Warranty Deed recorded as Entry 507937 of the Tooele County Records. Basis of Bearing for subject parcel being North 01°00'14" West 2643.88 feet (measured) between the Tooele County brass cap monuments monumentalizing the East line of the Northeast Quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Tooele County brass cap monument, stamped 1982, which is monumentalizing the East Quarter Corner of said Section 35, thence South 89°04'55" West 202.59 feet coincident with the south line of the Northeast Quarter of said Section 35 to the TRUE POINT OF BEGINNING; Thence continuing coincident with said Quarter Section Line South 89°04'55" West 1180.83 feet; Thence departing said section line North 00°55'05" West 119.70 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 20°04'49" West 84.65 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 20°03'09" West 84.64 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 05°35'34" West 80.26 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 00°59'41" West 160.00 feet to a point on the south boundary of Hawthorn Estates Phase 1 and a number five rebar and cap stamped "PLS 356548"; Thence the following twelve (12) courses coincident with the south boundary of said Hawthorn Estates Phase 1, 1) North 89°00'19" East 100.00 feet to a number five rebar and cap stamped "PLS 356548"; 2) North 86°32'10" East 66.06 feet to a number five rebar and cap stamped "PLS 356548"; 3) North 89°21'31" East 115.84 feet to a number five rebar and cap stamped "PLS 356548"; 4) South 00°38'29" East 80.00 feet to a number five rebar and cap stamped "PLS 356548"; 5) North 89°21'34" East 67.71 feet to a number five rebar and cap stamped "PLS 356548"; 6) North 35°22'00" East 20.90 feet to a number five rebar and cap stamped "PLS 356548"; 7) North 87°52'48" East 86.32 feet; 8) South 66°51'11" East 99.99 feet; 9) South 00°38'32" East 32.54 feet to a number five rebar and cap stamped "PLS 356548"; 10) North 89°04'55" East 100.00 feet to a number five rebar and cap stamped "PLS 356548"; 11) South 00°38'32" East 13.16 feet to a number five rebar and cap stamped "PLS 356548"; 12) North 89°21'28" East 166.00 feet to the southeast corner of Lot 111 of said Hawthorn Estates and a point on the west boundary of Little Reno Estates Subdivision, Phase 1; Thence the following two (2) courses coincident with said west boundary 1) South 00°38'32" East 320.26 feet to the southwest corner of Lot 32 of said Phase 1; 2) North 89°04'52" East 440.01 feet; Thence departing said Phase 1 boundary South 00°38'32" East 52.94 feet to the point of beginning.