

AFTER RECORDING, RETURN TO:
David R. York, Esq., CPA
York Howell & Guymon, Attorneys at Law
6405 South 3000 East, Suite 150
Salt Lake City, Utah 84121
Telephone: (801) 527-1040

ENT 26584:2015 PG 1 of 12
Jeffery Smith
Utah County Recorder
2015 Apr 01 10:52 AM FEE 35.00 BY SS
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

Grantee Address:
505 East 300 North
Lehi, Utah 84043-1924

**Serial # 58:020:0225 and
58:021:0167**

Special Warranty Deed

As to an undivided twenty-five percent (25%) tenants in common interest: **STEPHEN AND GAIL 11, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **SCOTT AND MICHELLE 3, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **BRYCE AND SHERRI 4, LLC**, a Utah limited liability company; As to an undivided twenty-five percent (25%) tenants in common interest: **DAVID AND BIRGITTA 7**, a Utah limited liability company, Grantors, of Utah County, State of Utah, hereby convey and warrant to **HF RANCH LC**, a Utah limited liability company, Grantee, of Utah County, State of Utah, for the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, the following described tract(s) of land in **Utah County, State of Utah:**

A portion of that real property described in Deed Entry No. 134191:2004 and Deed Entry No. 134477:2008 and all of that real property described in Deed Entry No. 26240:2009 and Deed Entry No. 53187:2007 of the official records of Utah County located in the Northwest quarter of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Lehi, Utah, more particularly described as follows:


Beginning at a point on the Southerly line of that real property described in Warranty Deed recorded December 7, 1915 as Entry No. 6601 located South 00°08'15" East along the section line 16.47 feet and East 16.50 feet from the Northwest corner of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 89°53'09" East parallel with, and 16.50 feet Southerly of the section line 1,495.04 feet to the Westerly line of that real property described in Deed Book 4066 at Page 13 of the official records of Utah County; thence along said Deed the following 7 (seven) courses and distances: South 00°09'05" East 421.32 feet; thence South 59°30'01" East 219.99 feet; thence South 50°21'09" East 274.81 feet; thence South 89°35'35" East 581.25 feet; thence South 35°13'44" East 716.19 feet; thence South 16°17'58" East 251.45 feet; thence North 67°23'54" East 4.36 feet

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of the 30 day of MARCH, 2015.

STEPHEN AND GAIL 11, LLC, a Utah limited liability company


By: Stephen G. Holbrook, its Manager

SCOTT AND MICHELLE 3, LLC, a Utah limited liability company

By: Scott R. Holbrook, its Manager

BRYCE AND SHERRI 4, LLC, a Utah limited liability company

By: Erika Holbrook Rose, its Manager

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company

By: Birgitta N. Holbrook, its Manager

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On the 30th day of March, 2015, personally appeared before me Stephen G. Holbrook, Manager of Stephen and Gail 11, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Rhonda S. Nerdin
Notary Public
Residing at: Lehi, UT

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Scott R. Holbrook, Manager of Scott and Michelle 3, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Erika Holbrook Rose, Manager of Bryce and Sherri 4, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Birgitta N. Holbrook, Manager of David and Birgitta 7, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

AFTER RECORDING, RETURN TO:

David R. York, Esq., CPA
 York Howell & Guymon, Attorneys at Law
 6405 South 3000 East, Suite 150
 Salt Lake City, Utah 84121
 Telephone: (801) 527-1040

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505 East 300 North
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to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of the ____ day of _____, 2015.

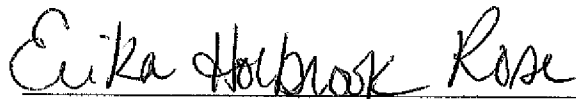
STEPHEN AND GAIL 11, LLC, a Utah limited liability company

By: Stephen G. Holbrook, its Manager

SCOTT AND MICHELLE 3, LLC, a Utah limited liability company

By: Scott R. Holbrook, its Manager

BRYCE AND SHERRI 4, LLC, a Utah limited liability company



By: Erika Holbrook Rose, its Manager

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company

By: Birgitta N. Holbrook, its Manager

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Stephen G. Holbrook, Manager of Stephen and Gail 11, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Scott R. Holbrook, Manager of Scott and Michelle 3, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On the 30 day of March, 2015, personally appeared before me Erika Holbrook Rose, Manager of Bryce and Sherri 4, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]
Notary Public
Residing at: Utah County

STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Birgitta N. Holbrook, Manager of David and Birgitta 7, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

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 York Howell & Guymon, Attorneys at Law
 6405 South 3000 East, Suite 150
 Salt Lake City, Utah 84121
 Telephone: (801) 527-1040

Grantee Address:

505 East 300 North
 Lehi, Utah 84043-1924

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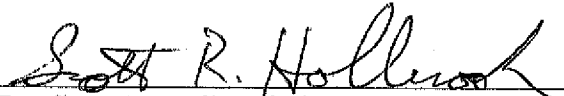
to the Westerly line of that real property described in Deed Entry No. 134475:2008 of the official records of Utah County; thence South 02°29'07" West along said Deed 405.52 feet to the Northeast corner of that real property described in Deed Entry No. 134473:2008 of the official records of Utah County; thence along said Deed the following 4 (four) courses and distances: South 89°59'26" West 618.00 feet; thence South 39°36'04" West 37.64 feet; thence South 89°42'39" West 983.95 feet; thence South 00°01'58" East 8.94 feet; thence South 63°34'46" West 1,399.47 feet to the Northerly right-of-way line of 2100 (SR-85) North; thence North 43°32'00" West along said right-of-way line 48.79 feet; thence North 89°41'35" West along said right-of-way line 29.68 feet to the Easterly line of that real property described in a Warranty Deed recorded December 7, 1915 as Entry No. 6601; thence North 00°08'15" West parallel with, and 16.50 feet Easterly of the section line 2,569.48 feet to the point of beginning.

WITNESS the hands of said Grantor as of the ____ day of _____, 2015.

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By: Stephen G. Holbrook, its Manager

SCOTT AND MICHELLE 3, LLC, a Utah limited liability company


By: Scott R. Holbrook, its Manager

BRYCE AND SHERRI 4, LLC, a Utah limited liability company

By: Erika Holbrook Rose, its Manager

DAVID AND BIRGITTA 7, LLC, a Utah limited liability company

Birgitta N. Holbrook
By: Birgitta N. Holbrook, its Manager

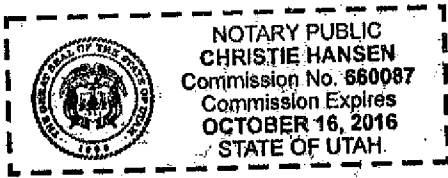
STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Stephen G. Holbrook, Manager of Stephen and Gail 11, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF Utah)

On the 27 day of March, 2015, personally appeared before me Scott R. Holbrook, Manager of Scott and Michelle 3, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Christie Hansen

Notary Public
Residing at: Lehi UT 84043

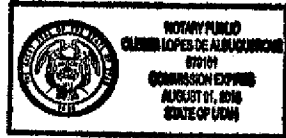
STATE OF UTAH)
 : ss.
COUNTY OF _____)

On the _____ day of _____, 2015, personally appeared before me Erika Holbrook Rose, Manager of Bryce and Sherri 4, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Notary Public
Residing at: _____

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 30 day of MARCH, 2015, personally appeared before me Birgitta N. Holbrook, Manager of David and Birgitta 7, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public
Residing at: American Fork, UT 84003
Claudia Lopez De Albuquerque
679101
commission expires 8/1/2018