

courtesy



Mail Tax Notices to:
967 W Center St, Orem, UT
84057



SPECIAL WARRANTY DEED (CORPORATE FORM)

ARETE LAND COMPANY, LLC

a limited liability company organized and existing under the laws of the State of Utah
grantor, with its principal office at the State of Utah, hereby CONVEYS and WARRANTS only as
against all claiming by, through or under it to

THE WATERS EDGE PROPERTIES, LLC, a Utah limited liability company

grantee for the sum of TEN DOLLARS and other good and valuable consideration the following
described tract of land in Rich County, State of Utah.

SEE ATTACHED EXHIBIT A

Tax Roll No. 41-21-400-0066, 41-21-400-0307, 41-21-400-0308

Note: This document has been prepared as an accommodation by HICKMAN LAND TITLE COMPANY
without the benefit of a title search and its accuracy is not guaranteed.

In witness whereof, the grantor has caused its name and seal to be hereunto affixed by its duly authorized
managing member, this 17th day of December A.D. 2021.

ARETE LAND COMPANY, LLC

BY:

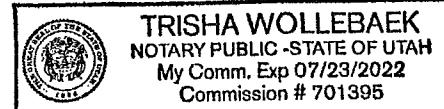
CHRIS SHURIAN, Member

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF Utah)
County of Utah) SS

On the 21 day of December A.D. 2021 personally appeared before me CHRIS SHURIAN who being
by me duly sworn did say, each for himself, that he is the member of ARETE LAND COMPANY, LLC,
a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of
said Limited Liability Company by authority of its Articles of Organization and each duly acknowledged
to me that said Limited Liability Company executed the same.

Notary Public



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EXHIBIT A

Tax Parcel No. 41-21-400-0066:

Beginning 297 feet North and 220 feet East from the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY; thence South 99 feet; thence East 130 feet; thence North 99 feet; thence West 130 feet to the place of beginning.

Together with a right of way described as follows: Beginning at a point 198 feet North of the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY and running thence North 11 feet; thence East 220 feet; thence South 11 feet; thence West 220 feet to the point of beginning.

Tax Parcel No. 41-21-400-0307:

Beginning at a point 198 feet North of the Southwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, and running thence North 99 feet; thence East 150 feet; thence South 99 feet; thence West 150 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM a prior reservation of a right-of-way for ingress and egress over the South 11 feet of said parcel.

ALSO LESS AND EXCEPTING THEREFROM ALL OF WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE III, as shown by the official plat thereof.

Tax Parcel No. 41-21-400-0308:

Part of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY, described as follows:

Beginning at a point 150 feet East of the Northwest corner of Lot 9, Block 6, Plat "B" GARDEN CITY SURVEY and running thence East 70 feet; thence South 99 feet; thence West 70 feet; thence North 99 feet to the place of beginning.

SUBJECT TO A RIGHT-OF-WAY over the South 11 feet. Further described as being situate in the Southeast Quarter of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian.

LESS AND EXCEPTING THEREFROM ALL OF WATERS EDGE RESORT PLANNED UNIT DEVELOPMENT PHASE III, as shown by the official plat thereof.

kdt