

MAIL TAX NOTICE TO:

GRANTEES

1444 S. Beacon Drive
Salt Lake City, UT 84108

25801

01034038 B: 2327 P-05

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Mary Ann Trussell, Summit County Utah Recorder
12/01/2015 11:52:58 AM Fee \$13.00

By HIGH COUNTRY TITLE

Electronically Recorded

WARRANTY DEED

Cedar Mountain Ranch, a Utah corporation, the grantor

with its principal office at Salt Lake City, County of Salt Lake, State of Utah

hereby CONVEYS and WARRANTS to

DJM 6 (Coalville Land) LLC, a Utah limited liability company
the grantee(s),

of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Summit County, State of Utah, to wit:

Beginning at the Northeast corner of Section 11, Township 2 North Range 5 East, Salt Lake Base and Meridian; and running thence South 00°52'55" East 1360.55 feet along an existing fence line and section line; thence North 88°58'00" West 646.55 feet along an existing fence line; thence South 00°34'12" East 333.76 feet along an existing fence line to the Northerly line of Chalk Creek Road; thence North 75°34'00" West 521.76 feet along an existing fence line and said road line; thence South 16°04'47" West 19.11 feet along an existing fence line and said road line; thence North 73°46'44" West 153.77 feet along an existing fence line and said road line; thence North 00°58'38" West 187.52 feet along an existing fence line; thence North 88°48'12" West 185.94 feet along an existing fence line; thence North 00°52'55" West 1336.61 feet to the Northerly line of the Northeast quarter of Section 11; thence East 1490.09 feet along the section line to the point of beginning.

Summit County Tax Serial Numbers: NS-404 and NS-404-D

This conveyance is made subject to the reservation in favor of the Grantor of a 60 foot wide right of way and easement over, along and across the above described property, which easement shall be appurtenant to, and inure for the benefit of Grantor's remaining property, said easement and right of way being more particularly described as follows:

Beginning at a point which is South 1545.26 feet and West 1220.50 feet from the Northeast corner of Section 11, Township 2 North, Range 5 East, Salt Lake Base and Meridian, said point being on the Northerly fence line of Chalk Creek Road, and running thence North 73°46'44" West 62.41 feet along said fence line; thence North 00°58'38" West 187.52 feet along an existing fence line; thence North 88°48'12" West 185.94 feet along an existing fence line; thence North 00°52'55" West 60.00 feet; thence South 88°48'12" East 245.94 feet; thence South 00°52'55" East 263.69 feet to the point of beginning.

* * *

Also subject to current general taxes, farmland assessment act greenbelt rollback taxes, easements, restrictions, and rights of way of record, and further subject to the terms, conditions, covenants, restrictions and provisions contained in that certain Closing Agreement dated November ____, 2015, executed by the Grantor and Grantee(s) herein, and recorded concurrently herewith.

The officer who signs this deed hereby certifies that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

