

**Mail tax notices to and
when recorded return to:**

John H. Curtis
Rocky Mountain Advisory
2 Main, Suite 500
Salt Lake City, UT 84101

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency of which is hereby acknowledged, THE LODGE AT BEAR LAKE, LLC, a Utah Limited Liability Company (the “Grantor”), hereby **QUITCLAIMS** to THE WATERS EDGE PROPERTIES, LLC, a Utah Limited Liability Company (the “Grantee”), all of Grantor’s right, title and interest in, the following described property (the “Real Property”) situated in Rich County, State of Utah:

See Exhibit A attached hereto and incorporated by reference.

The grant and assignment under this deed is made WITHOUT RECOURSE to or against Grantor and WITHOUT ANY REPRESENTATION OR WARRANTY, express or implied. Grantor’s rights and interests in the Real Property, if any, are conveyed “as is,” “where is,” and subject to all faults and defects, and all other liens, claims, and encumbrances.

DATED this 25th day of November, 2024.

GRANTOR: The Lodge at Bear Lake, LLC

By: [Signature]

Name: Norm Mecham, not individually but solely
as its Managing Member/Manager

STATE OF UTAH)
) §
COUNTY OF Cache)

On the 25 day of November, 2024, personally appeared before me, **Norm Mecham, not individually but solely as the Managing Member/Manager of The Lodge at Bear Lake, LLC**, the signer of the above instrument, who acknowledged to me that he executed the same in that capacity with authority to do so.

[Signature]
NOTARY PUBLIC
Residing at: Logan, Utah

My Commission Expires:

3/4/26

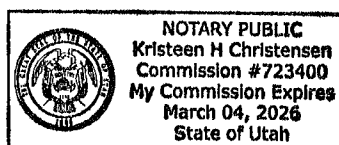


EXHIBIT A

Parcel "E" Legal Description

A parcel of Ground located in the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing at the Brass Cap Monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Aluminum Cap found at the West Quarter Corner of Section 16 bears North 00°31'22" East, by record of the Waters Edge Resort Planned Unit Development Phase 3, a distance of 5,414.12 feet (5413.99 feet by record of said P.U.D.); and running Thence North 00°31'22" East 658.526 feet; Thence South 89°28'38" East 1928.231 feet to found bar at the Southwest Corner of Block 6, of the Garden City Survey, (a newly set JSH Bar & Cap set at the location of a previously found bar at the Northwest corner of said block 6 bears North 00°59'30" East 594.067 feet); Thence South 89°05'28" East 335.00 feet; Thence North 00°59'30" East 62.719 feet; to the point of beginning; and running Thence South 89°02'48" East 15.000 feet; Thence North 00°59'30" East 10.330 feet; Thence North 89°02'48" West 15.000 feet; Thence South 00°59'30" West 10.330 feet to the point of beginning.

Containing 155 Square Feet or 0.004 Acres.

PT 41-21-400-0336

Parcel "F" Legal Description

A parcel of Ground located in the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base & Meridian. Described as follows:

Commencing at the Brass Cap Monument found at the West Quarter Corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, from which the Aluminum Cap found at the West Quarter Corner of Section 16 bears North 00°31'22" East, by record of the Waters Edge Resort Planned Unit Development Phase 3, a distance of 5,414.12 feet (5413.99 feet by record of said P.U.D.); and running Thence North 00°31'22" East 658.526 feet; Thence South 89°28'38" East 1928.231 feet to found bar at the Southwest Corner of Block 6, of the Garden City Survey, (a newly set JSH Bar & Cap set at the location of a previously found bar at the Northwest corner of said block 6 bears North 00°59'30" East 594.067 feet); Thence South 89°05'28" East 364.000 feet; Thence North 00°59'42" East 62.696 feet to the point of beginning; and running Thence North 00°59'42" East 236.180 feet; Thence North 88°44'58" West 68.750 feet; Thence South 00°57'11" West 4.000 feet; Thence North 88°45'09" West 76.490 feet to a point on the East line of the aforementioned P.U.D.; Thence North 01°19'41" East 12.377 feet; Thence South 89°02'48" East 163.270 feet; Thence South 00°57'12" West 245.311 feet; Thence North 89°02'49" West 18.283 feet to the point of beginning.

Containing 6040 Square Feet or 0.139 Acres.

PT 41-21-400-0302, 41-21-480-0071, 41-21-400-0066

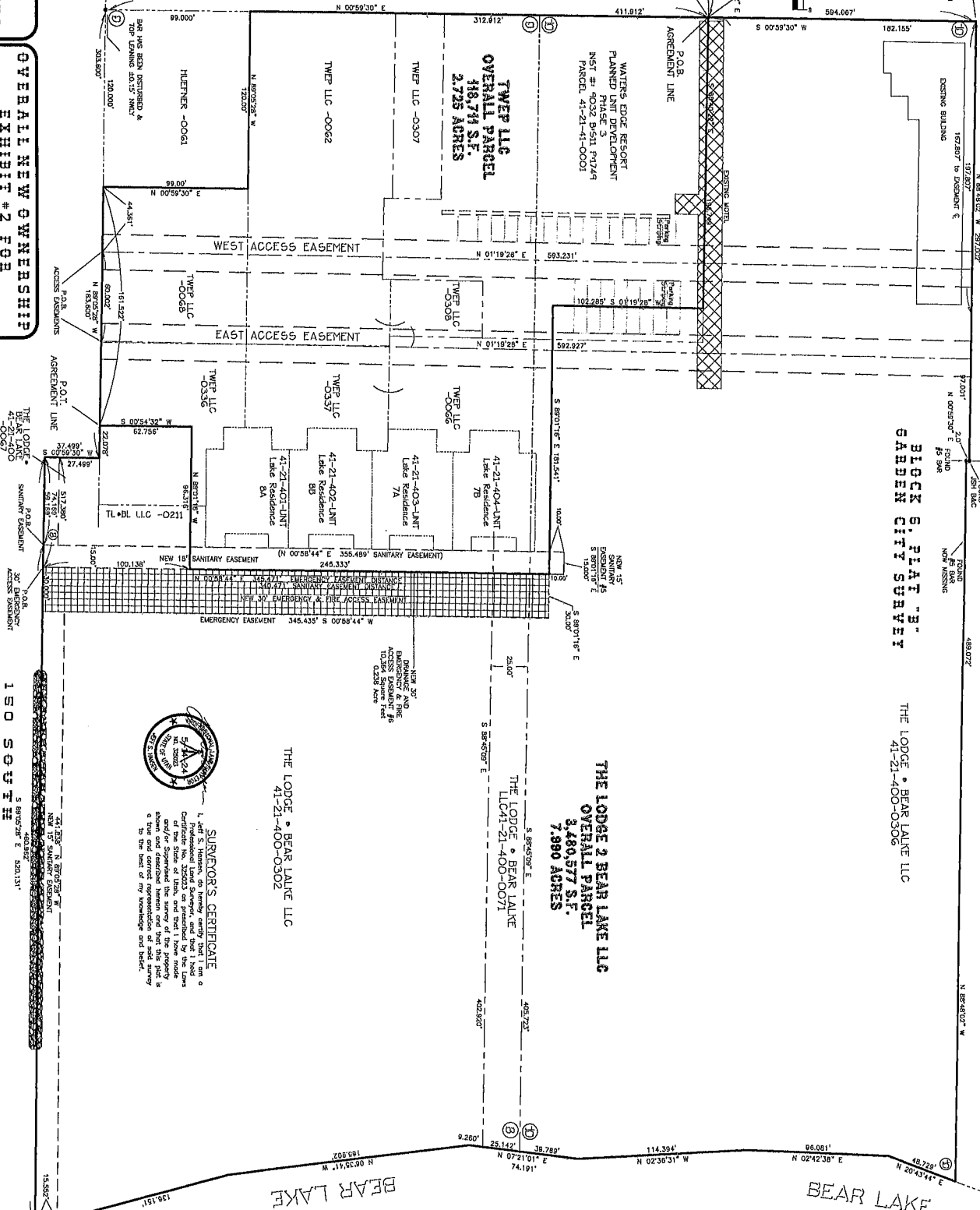
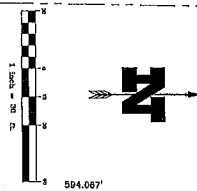
JS&H
SURVEYING & DRAFTING INC.
 P.O. BOX 230 • WILSONVILLE, OHIO 45390
 (419) 245-4000 • FAX (419) 245-4001 • FAX (419) 245-4002

OVERALL NEW OWNERSHIP?
EXHIBIT #2 FOR
NORM MECHAN

20/21 BRASS CAP

DATE: 5/14/24
 BY: JSM
 JOB NUMBER: 24-006
 SCALE: 1" = 40'
 SECTION: NW/4 OF SECTION 21
 OF TWP 36S. R. 14E. S. 36E.
 OF THE STATE OF OHIO

STATE HIGHWAY



SURVEYOR'S CERTIFICATE
 I, J. S. Meacham, do hereby certify that I am a duly Licensed Surveyor of the State of Ohio, License No. 23553, and that I have made a true and correct representation of said survey to the best of my knowledge and belief.

THE LODGE • BEAR LAKE LLC
 41-21-400-0302

THE LODGE 2 BEAR LAKE LLC
 OVERALL PARCEL
 3,480,577 S.F.
 7.980 ACRES

BLOCK 6, PLAT "B"
 BEAR LAKE CITY SUBDIVISION

THE LODGE • BEAR LAKE LLC
 41-21-400-0306

Land Swap and Easement Survey