

Order No: 188121
When Recorded Mail to:
ROAM Echo, LLC
650 South 500 West, Suite 104
Salt Lake City, UT 84101

01169060 B: 2680 P: 1691

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Rhonda Francis Summit County Recorder

07/22/2021 04:05:05 PM Fee \$40.00

By MOUNTAIN VIEW TITLE - OGDEN

Electronically Recorded

SPECIAL WARRANTY DEED

EIRV, LLC, a Utah Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Utah,
grantor,

hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under to

ROAM Echo, LLC, a Utah Limited Liability Company,
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Summit** County, **Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all water rights appurtenant to said property, including but not limited to Water Right Serial Number: 35-11197 (a11267), 35-6879 (E1484), and 35-11340 (E3938) as filed with the Utah Division of Water Rights.

Serial Number: CT-437, CT-363-B-1, CT-362-C, CT-436-A


SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

****See Attached Signature and Notary Acknowledgement****

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer on this the day of 22 day of July, 2021

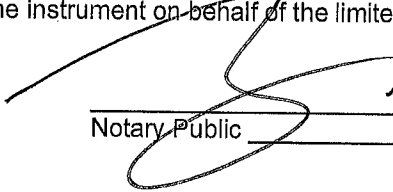
Signed in the presence of:

EIRV, LLC, a Utah Limited Liability Company
By: Eugene Gordon, Inc.
Its: Manager


Jared M. Westhoff, President

State of Utah
County of ~~Salt Lake~~ Washington

On the 22 day of July, 2021, personally appeared before me Jared M. Westhoff, known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.



Notary Public

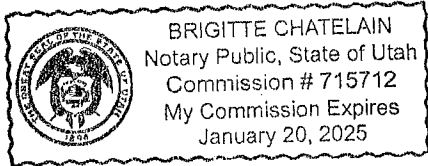


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 AND 3:

A SURVEY OF THE EXISTING, AS POSSESSED BOUNDARIES OF A PARCEL OF LAND IN SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN DESCRIBED AS FOLLOWS:

A PART OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT WHICH IS 1055 FEET SOUTH 9°41' EAST AND 1472.6 FEET SOUTH 46° 03.3' EAST FROM THE NORTHWEST CORNER OF THE SAID SECTION 17 (SAID POINT OF BEGINNING IS AN EXISTING FENCE CORNER); THENCE SOUTH 88°34' EAST 1199.2 FEET ALONG AN EXISTING FENCE; THENCE NORTH 79°43' EAST 197.6 FEET ALONG AN EXISTING FENCE; THENCE SOUTH 0°46' EAST 304.3 FEET ALONG A DEED LINE; THENCE NORTH 79°34' EAST 438.5 FEET ALONG AN EXTENSION OF THE REMNANTS OF AN OLD FENCE LINE; THENCE NORTH 85° 41' EAST 1216.3 FEET ALONG THE REMNANTS OF AN OLD FENCE, TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FREEWAY KNOWN AS PROJECT NO. 80-4; THENCE SOUTH 28°45' EAST 3.8 FEET ALONG THE SAID RIGHT OF WAY TO A BRASS RIGHT OF WAY MARKER 194.0 FEET RADIALLY DISTANCE SOUTHWESTERLY FROM THE CENTERLINE OF THE EAST BOUND LANE OF THE SAID PROJECT, AT ENGINEERS STATION 1020+00; THENCE SOUTHERLY ON THE SAID RIGHT OF WAY LINE 473.5 FEET ALONG THE ARC OF A 15,432.12 FOOT RADIUS CURVE TO THE RIGHT, TO A POINT OF INTERSECTION WITH AN OLD EXISTING BOUNDARY FENCE (THE BEARING OF THE LONG CHORD OF SAID ARC IS SOUTH 23°42.5' EAST); THENCE TEN (10) COURSES ALONG THE SAID EXISTING BOUNDARY FENCE, TO WIT; SOUTH 85°14' WEST 731.7 FEET; THENCE SOUTH 77°19' WEST 61.6 FEET; THENCE SOUTH 85°23' WEST 190.3 FEET; THENCE SOUTH 87°21' WEST 450.4 FEET; THENCE SOUTH 86°45' WEST 190.3 FEET; THENCE SOUTH 88°22' WEST 382.9 FEET; THENCE NORTH 89° 53' WEST 481.3 FEET; THENCE NORTH 72.7 FEET; THENCE NORTH 89°04' WEST 579.7 FEET; THENCE NORTH 15°34' WEST 637.4 FEET TO THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT A POINT ON AN EXISTING FENCE WHICH IS 1055 FEET SOUTH 9°41' EAST 1472.6 FEET SOUTH 46°03'03" EAST, 1199.2 FEET SOUTH 88°34' EAST AND 197.6 FEET NORTH 79°34' EAST FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0°46' EAST 304.3 FEET ALONG A DEED LINE; THENCE NORTH 79°34' EAST 438.5 FEET ALONG THE EXTENSION OF THE REMNANTS OF AN OLD FENCE LINE; THENCE NORTH 85°41' EAST 116.0 FEET ALONG THE REMNANTS OF AN OLD FENCE LINE; THENCE NORTH 17°41' EAST 204.9 FEET; THENCE NORTH 0°46' WEST 103.1 FEET TO AN EXISTING FENCE; THENCE ALONG AN EXISTING FENCE AND THE SOUTHERLY LINE OF THE DONALD G. AND HELEN THERIOT PARCEL THE FOLLOWING COURSES SOUTH 85°30' WEST 23.5 FEET; THENCE SOUTH 84°54' WEST 287.6 FEET; THENCE SOUTH 79°43' WEST 306.8 FEET TO THE POINT OF BEGINNING.

PARCEL 4

BEGINNING AT A POINT ON AN EXISTING BOUNDARY FENCE, SAID POINT BEING SOUTH 00° 29'46" EAST, 100.44 FEET ALONG THE SECTION LINE AND SOUTH 89°53'00" EAST, 2205.00 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG AN EXISTING BOUNDARY FENCE IN THE FOLLOWING TWO (2) COURSES, SOUTH 89°53'00" EAST 228.69 FEET; THENCE NORTH 88°22'00" EAST, 79.35 FEET; THENCE SOUTH 04°00'00" WEST, 80.00 FEET; THENCE SOUTH 65°27'18" WEST, 329.65 FEET; THENCE NORTH 01°27'00" EAST, 215.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS.