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Rhonda Francis Summit County Recorder

07/26/2021 03:44:41 PM Fee \$40.00

By MOUNTAIN VIEW TITLE - OGDEN

Electronically Recorded

Order No: 188117
When Recorded Mail to:
Federal - ROAM, LLC
650 South 500 West, Suite 104
Salt Lake City, UT 84101

SPECIAL WARRANTY DEED

KPRV, 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 Uinta, LLC, as to an undivided 1% interest and Federal - ROAM, LLC, a Utah Limited Liability Company as to an undivided 99% interest,
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 E1374 (55-8547) as filed with the Utah Division of Water Rights.

Serial Numbers: CD-2255, KK-18, CD-2254

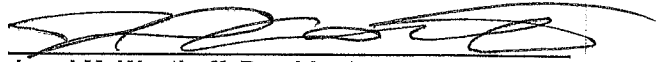
SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

****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:

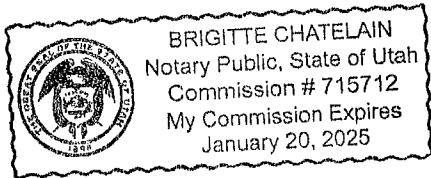
KPRV, LLC, a Utah Limited Liability Company
By: Eugene Gordon, Inc.
Its: Manager




Jared M. Westhoff, President

State of Utah ^{SL}
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

BEGINNING AT A POINT 392.2 FEET NORTH AND 372.4 FEET EAST FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST SALT LAKE BASE AND MERIDIAN WHICH POINT IS IN THE CENTER LINE OF THE MAIN CHANNEL OF THE PROVO RIVER; AND RUNNING THENCE SOUTH 48°33' EAST FOLLOWING SAID CENTER LINE OF THE PROVO RIVER 111.6 FEET; THENCE NORTH 77.9 FEET; THENCE SOUTH 60°19' EAST 449 FEET; THENCE NORTH 463.7 FEET TO THE SOUTHERLY SIDE OF THE HIGHWAY RIGHT OF WAY; THENCE FOLLOWING SAID HIGHWAY RIGHT OF WAY NORTH 61°43'30" WEST 537.8 FEET; THENCE SOUTH 500.3 FEET TO THE PLACE OF BEGINNING.

ALSO, BEGINNING AT A CORNER TO LANDS NOW OR FORMERLY BELONGING TO ALBERT E. SMITH AND M.C. LAWSON WHICH CORNER IS IN THE PROVO RIVER AND LIES NORTH 392.2 FEET AND EAST 372.4 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE ALONG LAWSON'S LINE SOUTH 48°33' EAST 111.6 FEET; THENCE SOUTH 50° 48' EAST 503.6 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, BEING THE NORTH LINE TO LANDS NOW OR FORMERLY BELONGING TO GEORGE A BUTTARS; THENCE ALONG BUTTARS LINE WEST 50 FEET TO THE CENTER OF PROVO RIVER; THENCE ALONG THE CENTER OF THE PROVO RIVER NORTH 55°45' WEST 200 FEET; THENCE NORTH 57°30' WEST 100 FEET; THENCE NORTH 44°24' WEST 140.5 FEET; THENCE NORTH 35°45' WEST 130 FEET; THENCE NORTH 20 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT 318 FEET NORTH AND 456 FEET EAST OF THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THE NORTH 77.9 FEET; THENCE SOUTH 60°19' EAST 449 FEET; THENCE SOUTH 173.55 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 50°48' WEST 503.2 FEET TO THE PLACE OF BEGINNING. (BEING OTHERWISE DESIGNATED AS LOT 18, KAMP KILLKARE.)

TOGETHER WITH A RIGHT OF WAY, TO BE USED JOINTLY WITH OTHERS, OVER THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 18, AND RUNNING THENCE SOUTH 20 FEET; THENCE EAST 20 FEET; THENCE NORTH 473.2 FEET, MORE OR LESS, TO THE SOUTHERLY SIDE OF THE HIGHWAY; THENCE NORTH 61°43'30" WEST ALONG SAID HIGHWAY 22.8 FEET TO A POINT DUE NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 483.7 FEET TO THE PLACE OF BEGINNING.

PARCEL 3:

SOUTH PARCEL:

BEGINNING NORTH 734.6 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 361.71 FEET; THENCE SOUTH 61°00' EAST 243.59 FEET; THENCE SOUTH 61°43'30" EAST 180.94 FEET; THENCE SOUTH 500.33 FEET; THENCE NORTH 47°24' WEST 505.9 FEET TO THE POINT OF BEGINNING.

NORTH PARCEL:

ALSO BEGINNING NORTH 1237.7 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 7 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 82.3 FEET; THENCE EAST 372.4 FEET; THENCE SOUTH 329.3 FEET; THENCE NORTH 62°29' WEST 86.91 FEET; THENCE ALONG THE ARC OF A 1382.7 FOOT RADIUS CURVE TO THE RIGHT 361.59 FEET (CHORD BEARING AND DISTANCE OF SAID CURVE BEING NORTH 54°59'32" WEST 360.56

FEET) TO THE POINT OF BEGINNING.