

WHEN RECORDED, MAIL TO:

Hideout Community Advancement and Development, L.L.C.
2265 East Murray Holladay Rd
Holladay, Utah 84117
Attention: Nate Brockbank

SPECIAL WARRANTY DEED

Stichting Mayflower Mountain Fonds, a Netherlands association, and Stichting Mayflower Recreational Fonds, a Netherlands association, (“Grantors”) hereby convey and warrant against all who claim by, through or under Grantors to Hideout Community Advancement and Development, L.L.C., a Utah limited liability company, (“Grantee”), whose address for the purposes hereof is 2265 East Murray Holladay Rd, Holladay, Utah 84117, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and further disclaim the following property located in Summit County, Utah, described as follows:

See Exhibit A attached and incorporated by this reference (the “Subject Property”).

Subject to all real estate taxes not yet due and exceptions attached as Exhibit B and incorporated by this reference.

26th IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed this day of August, 2021.

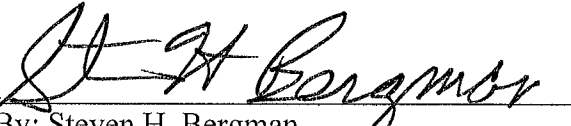
GRANTORS:

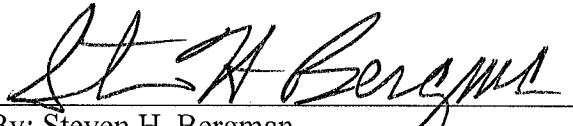
STICHTING MAYFLOWER MOUNTAIN
FONDS

STICHTING MAYFLOWER
RECREATIONAL FONDS

By: Stichting Beheer Mayflower Project
Its: Manager

By: Stichting Beheer Mayflower Project
Its: Manager


By: Steven H. Bergman
Title: Attorney-in-Fact pursuant to POA


By: Steven H. Bergman
Title: Attorney-in-Fact pursuant to POA

CITY OF SALT LAKE)
 §
STATE OF UTAH)

The foregoing instrument was acknowledged before me this 26th day of August, 2021, by Steven H. Bergman, the Attorney-in-Fact pursuant to Power of Attorney of Stichting Beheer Mayflower Project, the Manager of Stichting Mayflower Recreational Fonds and Stichting Mayflower Mountain Fonds.



Jeri Tovey

NOTARY PUBLIC


DURABLE LIMITED POWER OF ATTORNEY

I, **John G. Molenaar** of Amsterdam, the Netherlands, as a manager of the Stichting Beheer Mayflower Project, the manager of Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds (collectively "Mayflower"), being of sound mind, hereby willfully and voluntarily appoint **Craig C. Coburn and/or Steven H. Bergman** of RICHARDS BRANDT MILLER NELSON, 299 S. Main Street, 15th Floor, Salt Lake City, Utah 84108, as Mayflower's agent and attorney-in-fact, without substitution, with lawful authority on my behalf for the **limited purpose** of handling all aspects of the sale of any or all of Mayflower's interests in real property and/or water rights, including but not limited to fee interests, tenant-in-common interests, and leasehold interests, located in Summit or Wasatch Counties, State of Utah (the "Mayflower property"). This limited power of attorney includes, but is not limited to, executing all deeds, documents, contracts, disclosures, and any other instruments or agreements of any kind or nature whatsoever in connection with and affecting all aspects of the sale of Mayflower's real property, leasehold interests, or water rights.

The Mayflower property is located in Summit and Wasatch Counties and includes, but is not limited to, the real property described in Entry No. 112073 on file with the Wasatch County Recorder as well as leasehold interests and water rights also on file with the Summit or Wasatch County Recorders.

This Durable Limited Power of Attorney is effective retroactively to September 1, 2014 and shall not be affected by my disability, if any hereafter.

I do hereby ratify and confirm everything that my attorney(s) has (have) done, shall do, or cause to be done, with regards to the Mayflower property, by virtue of this power of attorney.



John G. Molenaar, Manager of the Stichting Beheer Mayflower Project, as Manager for Stichting Mayflower Mountain Fonds and Stichting Mayflower Recreational Fonds

CITY OF AMSTERDAM)
 : ss.
THE NETHERLANDS)

9 October 2014

On the 9th day of October, 2014 personally appeared before me, John G. Molenaar, whose identity has been proven on the basis of satisfactory evidence, being first duly sworn, acknowledges that he executed the foregoing instrument, for the purposes stated therein, of his own voluntary act.

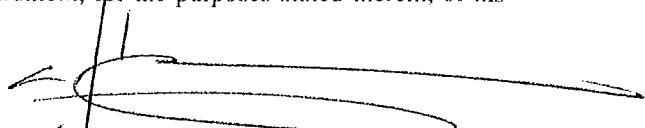

NOTARY PUBLIC

Exhibit A
(Description of Property)

That certain real property situated in Summit County, Utah and described as follows:

Parcel 1:

Those portions of the Southeast quarter of Section 1, Township 2 South Range 4 East, Salt Lake Base and Meridian, lying within Summit County.

EXCEPTING THEREFROM THE FOLLOWING:

Exception Parcel No. 1:

Those portions condemned in favor of Union Pacific Railroad Company by that certain Final Order of Condemnation recorded November 26, 1924 as Entry No. 35723 in Book R of miscellaneous records at Page 172 of the official records in the office of the Summit County Recorder, more particularly described as follows:

A strip, piece, or parcel of land one hundred fifty feet in width, being seventy-five feet in width on each side from the center line of the main track of the spur track to the Park Utah mine, as surveyed, located and staked out, through, upon, over and across the North half of the Southeast quarter of Section 1, in Township 2 South Range 4 East, Salt Lake Meridian.

Also, a strip, piece, or parcel of land sixty-six feet in width, lying along and adjoining the above described strip of land on the Northerly side and extending from survey station number 86+00 to survey station number 91 +00. Said center line is described as follows, commencing at a point in the North and South center line of said Section 1, Township 2 South Range 4 East, Salt Lake Meridian, said point being 4 70.3 feet South of the center of said Section 1; said point being survey station number 62+56.2; thence running South 76°57' East on a tangent, a distance of 268.8 feet to a point; thence running southeasterly on a 1 °50' curve to the right a distance of 382.4 feet to a point; thence running southeasterly on a tangent a distance of 1075.4 feet to a point; thence on an 8°00' curve to the left a distance of 1292.5 feet to a point; thence running northeasterly on a tangent a distance of 244. 7 feet; thence on a 10°00' curve to the right to intersection with the East line of said Section 1 at a point 60.6 feet North of the East quarter comer of said Section 1, which point is survey station number 97+75.9.

Exception Parcel No. 2:

Those portions which were conveyed to Summit County for right of way purposes by that certain Quit Claim Deed recorded May 16, 1928 as Entry No. 40671 in Book F of Quit Claim Deeds at Page 25 of the official records in the office of the Summit County Recorder and that certain Quit Claim Deed recorded August 25, 2021 as Entry No. 01171593 in Book 2687, Page 1467 of the official records in the office of the Summit County Recorder and more particularly described as follows in Entry No. 40671:

A right of way over a strip or tract of land 100 feet in width being 50 feet each side of center line State Highway location survey known as F A P 93-B, in the Northwest quarter of the Southeast quarter of Section 1, Township 2 South Range 4 East, Salt Lake Base and Meridian, more particularly described as follows, to wit:

Beginning at Engineer's Station 728-78; thence Westerly approximately 457 feet around the arc of a curve to the left having a radius of 573.7 feet; thence South 79°44' West approximately 547 feet to fence crossing at Engineer's Station 738-82.

The grantors further quit claim to said grantee all the land lying on the North side of said right of way, between said right of way, and the North line of the Northwest quarter of the Southeast quarter of Section 1, Township 2 South Range 4 East. Reserving however all mineral rights in said lands to the grantors. (The foregoing clause applies only to land lying west of the fence on the east side of said strip, next to the Peoa Road.)

The foregoing land North of said right of way is further described as follows in Entry No. 01171593:

Beginning at a point which is South 00° 43' 12" West 2636.14 feet along the ¼ Section Line from the rebar marking the North ¼ Corner of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian (said point being the Center ¼ Corner of said Section 1 and being marked with an existing rebar and cap stamped Alliance Engineering) and running thence South 89° 50' 24" East 942.82 feet along the ¼ Section Line more or less to a point that historically was marked by an existing line of fence as shown on the 1927 State Highway Plans for FAP 93-B; thence South 01° 50' 52" West 147.44 feet along said line of fence per the 1927 State Highway FAP 93-B more or less to a point on the northerly right of way line of said Highway 93-B and the right of way referenced in that certain Quit Claim Deed recorded as Entry No. 40671, said fence lying westerly of the Peoa road; thence 444.67 feet along the arc of a 623.71 foot radius curve to the left, chord bearing North 79° 50' 33" West 435.31 feet to a point of tangency at Engineers Station 733+35.0; thence South 79° 44' 00" West 519.27 feet along said right of way line; thence North 00 46'29" East 165.65 feet to the point of beginning.

Summit County Tax Serial Number: SS-86

Parcel 2:

Those portions of the Northeast quarter; the East half of the Southeast quarter; the East half of the East half of the West half of the Southeast quarter; and the East half of the West half of the East half of the West half of the Southeast quarter of Section 12, Township 2 South Range 4 East, Salt Lake Base and Meridian, lying within Summit County.

Summit County Tax Serial Numbers: PP-28-1 and PP-28-2

Parcel 3:

Those portions of Government Lot 7, Section 6, Township 2 South Range 5 East, Salt Lake Base and Meridian, lying within Summit County.

Summit County Tax Serial Number: SS-125

Parcel 4:

Those portions of Government Lots 1 and 2, Section 7, Township 2 South Range 5 East, Salt Lake Base and Meridian, lying within Summit County.

Summit County Tax Serial Number: SS-125-C

Exhibit B
(Permitted Title Exceptions)

1. Taxes for the year 2021, now a lien, not yet due and payable. Taxes for the year 2020, have been paid. (Serial No's. SS-86, PP-28-1 and SS-125) (2018 Tax Amounts \$22.52, \$1.49 and \$1.49, respectively)

2. Taxes for the year 2021, now a lien, not yet due and payable. Taxes for the year 2020 have been paid. (Serial No's. PP-28-2 and SS-125-C)

3. Any interest of Summit to review the assessment of said property as it has been entitled to assessment for agricultural use (Greenbelt Amendment) pursuant to the provisions of Section 59-2-501 through 59-2-515, Utah Code Amended in 1987, notice of which is given in instrument recorded November 30, 1984 as Entry No. 227756 in Book 322 at Page 71 of the official records.

4. Any interest of Summit to review the assessment of said property as it has been entitled to assessment for agricultural use (Greenbelt Amendment) pursuant to the provisions of Section 59-2-501 through 59-2-515, Utah Code Amended in 1987, notice of which is given in instrument recorded February 16, 1990 as Entry No. 320510 in Book 554 at Page 660 of the official records.

5. Said property lies within the boundaries of The Snyderville Basin Water Reclamation District and is subject to any and all charges and assessments thereof.

6. Said property lies within the boundaries of Weber Basin Water Conservancy District and is subject to any and all charges and assessments thereof.

7. Said property lies within the boundaries of The Snyderville Basin Special Recreation District and is subject to any and all charges and assessments thereof.

8. Said property lies within the boundaries of The Snyderville Basin Public Transportation District and is subject to any and all charges and assessments thereof.

9. Said property lies within the boundaries of Eastern Summit County Water Conservancy Special Service District and is subject to any and all charges and assessments thereof.

10. Said property lies within the boundaries of Rhoades Valley Recreation Service District and is subject to any and all charges and assessments thereof.

11. Easements and rights of way for creeks and roads as may presently be existing over, along and across the subject property, as disclosed by the U.S.G.S. topographic map of the premises.

12. (Affects Parcel 1) An easement and right of way of the public to use for roadway purposes those portions of the subject property which lie within the improved roadway traversing the subject property.

13. Any lack of access to any portion or portions of the subject property by virtue of the fact that such property is not contiguous to any other property described herein.

14. (Affects Parcel 2) A perpetual easement and right of way for the erection and continued maintenance, repair, alteration, and replacement of electric transmission and distribution facilities, and telephone circuits, and appurtenances thereto, including guy anchor(s) and poles, with the necessary guys, stubs, cross-arms and other attachments thereon, or affixed thereto, for the support of said circuits, to be erected and maintained upon and across the premises of the grantor, in Summit County, Utah, along a line as follows:

Beginning on the North boundary line of the Grantors land at a point 960 feet West, more or less, from the Northeast corner of Section 12, Township 2 South Range 4 East, Salt Lake Meridian; thence South 10°05' West 480 feet, more or less; thence South 32°33' West 500 feet; thence South 76°34' West 552 feet; thence South 5°33' West 900 feet; thence South 13°20' West 699 feet; thence South 36°59' West 425 feet, more or less, to the boundary line of Summit and Wasatch Counties, said boundary line being the South boundary line of said land and being in the North one half of the Northeast quarter and the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of said Section 12.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all of the rights and privileges thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the grantees use, occupation or enjoyment of this easement, as created in favor of Utah Power and Light Company by instrument recorded May 30, 1978 as Entry No. 146457 in Book MI 13 at Page 771 of the official records in the office of the Summit County Recorder, reference to which is hereby made for the particulars.

15. (Affects Parcel 1) Reservations contained in that certain Patent executed by the United States of America and recorded January 31, 1922 as Entry No. 32380 in Book M of Warranty Deeds at Page 471 of the official records, said reservations being set forth as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

16. (Affects all of Parcels 2 and 3, and portions of Parcel 4) Reservations and provisions contained in that certain Patent executed by the United States of America and recorded April 9, 1925 as Entry No. 36088 in Book N of Warranty Deeds at Page 312 of the official records, set forth as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions

of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States, Excepting and reserving also to the United States all the coal and other minerals in the lands so entered and patented, together with the right to prospect for, mine and remove the same pursuant to the provisions and limitations of the Act of December 29, 1916 (39 Stat., 862) Reserving unto the United States, its permittee or licensee, the right to enter upon, occupy and use any part or all of that portion of the Lot seven of said Section six lying within twenty feet of the center line of the transmission line right of way of the Utah Power and Light Company, for the purposes provided in the Act of June 10, 1920 (41 Stat., 1063) and subject to the conditions and limitations of Section twenty-four of said Act."

17. (Affects portions of Parcel 4) Reservations contained in that certain Patent executed by the United States of America and recorded May 20, 1931 as Entry No. 1046528 in the office of the Bureau of Land Management, said reservations being set forth as follows:

"Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of Courts, and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

18. (Affects portions of Parcel 1) The effect of that certain unrecorded Consent Decree dated October 18, 2007, and entered by the United States District Court under civil number 2:07CV642BSJ as disclosed by that certain Notice of Consent Decree recorded November 19, 2007 as Entry No. 830829 in Book 1900 at Page 86 of the official records in the office of the Summit County Recorder, reference to which is hereby made for the particulars.

19. (Affects portions of Parcel 1) The effect of that certain Grant of Easement executed by United Park City Mines Company, a Delaware corporation, in favor of United States of America, and recorded April 9, 2010 as Entry No. 895759 in Book 2027 at Page 1190 of the official records, reference to which is hereby made for the particulars.

G:\EDS\DOCS\19416\0040\1CF7882.DOC