

01214201 B: 2805 P: 1385

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Rhonda Francis Summit County Recorder

01/03/2024 03:40:42 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

After Recording, Return to:

MANGO II – PEOA STOCK, LLC
111 East Broadway Suite 900
Salt Lake City, UT 84111

SPECIAL WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and legal sufficiency of which is hereby acknowledged, **SOUTH PEOA STOCK RANGE CO.**, a Utah corporation (“Grantor”), hereby conveys and warrants, against all persons claiming by, through or under Grantor, to **MANGO II – PEOA STOCK, 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 located in Summit County, State of Utah:

SEE ATTACHED EXHIBIT “A”

Tax ID Nos: CD-42, CD-85, CD-163, CD-166, CD-169

Subject to easements, restrictions and rights of way appearing of record of enforceable in law and equity and general property taxes for the year 2023 and thereafter.

WITNESS, the hand of said Grantor, this 27 of December, 2023.

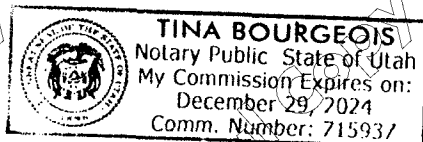
SOUTH PEOA STOCK RANGE CO.

By: Matthew Hirschi
Matthew Hirschi, President

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 27 day of December, 2023, by Matthew Hirschi, President of **SOUTH PEOA STOCK RANGE CO.**

Witness my hand and official seal.



Tina Bourgeois
Notary Public

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

EXHIBIT "A"

PARCEL 1:

SE1/4 SW1/4 SEC 22 T1SR5E,SLBM CONT 40.0 ACRES RWD-659 G-QCD-457

TAX ID NUMBER: CD-42

PARCEL 2:

**W1/2 SW1/4 SEC 23 T1SR5E,SLBM ALSO BEG128 RODS S OF NW COR SEC 23 TH S
32 RDS E 80 RODS; N 32 RODS; W 80 RODS TO BEGCONT 16 AC BAL 96.0 ACRES
MWD-21**

TAX ID NUMBER: CD-85

PARCEL 3:

NW1/4NW1/4 SEC 26 T 1S R 5E SLM CONT 40AC

TAX ID NUMBER: CD-163

PARCEL 4:

SEC 27 T 1S R 5E SLM CONT 640 ACRWD587

TAX ID NUMBER: CD-166

PARCEL 5:

S1/2NE1/4; SE1/4 SEC 34 T 1S R 5E SLM CONT 240 ACRWD659

TAX ID NUMBER: CD-169