

01214764 B: 2806 P: 1935

Page 1 of 6

Rhonda Francis Summit County Recorder

01/19/2024 01:57:06 PM Fee \$40.00

By THE MCCULLOUGH GROUP, LLC

Electronically Recorded

RECORDING REQUESTED BY:

The McCullough Group

Attn: L. Stanford McCullough IV

405 S. Main St. Suite 800

Salt Lake City, UT 84111

MAIL TAX NOTICES TO:

Benjamin E. Rogers

743 Sunrise Avenue

Salt Lake City Utah 84103

SPECIAL WARRANTY DEED

BROWNS CANYON RANCHING CO, LTD, grantor, hereby CONVEYS and WARRANTS to the extent provided below, but not otherwise, for the sum of \$10, and other good and valuable consideration, to **E B R MANAGEMENT, LLC, A UTAH LIMITED LIABILITY COMPANY**, grantee, of Salt Lake County, State of Utah, all of its interest in the following tracts of land located in Summit County, Utah, more particularly described as follows:

See attached Exhibit A for complete legal descriptions.

Tax Serial No.: SS-80-7, SS-80-8, & SS-79-C

Grantor warrants only against encumbrances and defects in title existing at the time grantor took title to the above-described real property which were insured by any policy of title insurance issued to grantor. Said warranty shall be limited to the extent of coverage available under such policy.

IN WITNESS WHEREOF, grantor is executing this Special Warranty Deed on
01/19/2024 01:39 PM MST

BROWNS CANYON RANCHING CO, LTD

Benjamin E. Rogers

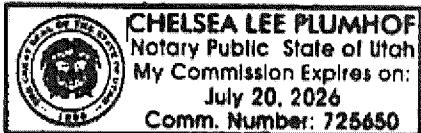


Benjamin E. Rogers, Manager

SPECIAL WARRANTY DEED

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

01/19/2024 01:42 PM MST The foregoing instrument was acknowledged before me on
by BENJAMIN E. ROGERS, who proved on the basis of satisfactory
evidence to be the person whose name is subscribed to this instrument, and
acknowledged he executed the same.



Online Notary Public. This notarial act involved the use of online audio-video communication technology. Notarization facilitated by SIGNiX®

A handwritten signature in black ink, appearing to read "Benjamin E. Rogers".

Notary Public

SPECIAL WARRANTY DEED

Exhibit A

PARCEL 1:

LOT 69, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH, SAID POINT OF BEGINNING BEING DUE SOUTH 1370.708 FEET AND DUE WEST 3957.161 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30, (SAID NORTHEAST CORNER BEARING NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST FROM SOUTHWEST CORNER AND BEING THE BASIS OF BEARING FOR THIS DESCRIPTION); THENCE SOUTH 0 DEGREES 06 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 1884.904 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 196; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 25 DEGREES 45 MINUTES EAST 437.167 FEET TO A POINT OF TANGENCY WITH 1959.859 FOOT RADIUS CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33 DEGREES 06 MINUTES 00 SECONDS, A DISTANCE OF 1132.218 FEET; THENCE NORTH 65 DEGREES 49 MINUTES 13 SECONDS EAST 412.11 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 0 DEGREES 06 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE 510.172 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 24 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1320.006 FEET TO THE POINT OF BEGINNING.

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

Tax ID No.: SS-80-7

PARCEL 2:

BEGINNIGN AT A POINT THAT IT IS THE CENTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, SAID POINT OF BEGINNING BEING SOUTH 0 DEGREES 06 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 30, 2659.751 FEET AND SOUTH 89 DEGREES 25 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF NORTHEAST $\frac{1}{4}$ OF SAID SECTION 30, 2640.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30, (NOT SURVEYED) (SAID NORTHEAST CORNER

SPECIAL WARRANTY DEED

BEARING NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST FROM THE SOUTHWEST CORNER AND BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION) THENCE NORTH 0 DEGREES 06 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, 818.744 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 196; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES: SOUTH 51 DEGREES 52 MINUTES 47 SECONDS WEST 412.011 FEET TO A POINT OF TAGENCY WITH A 1859.859 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32 DEGREES 31 MINUTES 41 SECONDS, A DISTANCE OF 1055.853 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 36 DEGREES EAST 458.552 FEET; THENCED NORTH 53 DEGREES EAST 953.090 FEET, TO THE POINT OF BEGINNING.

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

Tax ID No.: SS-80-8

PARCEL 3:

BEGINNING AT A POINT THAT IS SOUTH 1370.71 FEET AND WEST 3957.16 FEET FROM THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING THE NORTHWEST CORNER OF LOT 169 GARFF RANCHES; THENCE NORTH, A DISTANCE OF 236.07 FEET, TO A STREAM; THENCE ALONG SAID STREAM THE FOLLOWING COURSES: NORTH 67 DEGREES 18 MINUTES 15 SECONDS EAST, A DISTANCE OF 64.18 FEET; THENCE NORTH 36 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 48.53 FEET; THENCE NORTH 55 DEGREES 50 MINUTES 37 SECONDS EAST, A DISTANCE OF 51.76 FEET; THENCE NORTH 53 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 57.50 FEET; THENCE NORTH 35 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 37.15 FEET; THENCE SOUTH 77 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF 35.11 FEET; THENCE NORTH 38 DEGREES 44 MINUTES 17 SECONDS EAST, A DISTANCE OF 36.32 FEET; THENCE NORTH 23 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 40.45 FEET; THENCE NORTH 87 DEGREES 08 MINUTES 37 SECONDS EAST, A DISTANCE OF 67.55 FEET TO THE POINT OF A CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 01 DEGREES 19 MINUTES 14 SECONDS WEST, A RADIAL DISTANCE OF 35.73 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 85 DEGREES 23 MINUTES 24 SECONDS, A DISTANCE OF 53.25 FEET TO A POINT OF REVERSE CURVE TO THE

SPECIAL WARRANTY DEED

RIGHT HAVING A RADIUS OF 63.86 FEET AND A CENTRAL ANGLE OF 64 DEGREES 55 MINUTES 09 SECONDS; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 72.36 FEET; THENCE NORTH 68 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 55.44 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 26 DEGREES 46 MINUTES 58 SECONDS; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 46.74 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 31 SECONDS EAST, A DISTANCE OF 108.60 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 108.60 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 21 SECONDS EAST, A DISTANCE OF 63.96 FEET; THENCE NORTH 21 DEGREES 25 MINUTES 04 SECONDS EAST, A DISTANCE OF 94.84 FEET; THENCE NORTH 32 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 29.15 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 56 SECONDS EAST, A DISTANCE OF 24.67 FEET; THENCE SOUTH 78 DEGREES 39 MINUTES 49 SECONDS EAST, A DISTANCE OF 20.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RAIDUS POINT LIES SOUTH 65 DEGREES 02 MINUTES 16 SECONDS EAST, A RADIAL DISTANCE OF 242.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 35 DEGREES 28 MINUTES 42 SECONDS, A DISTANCE OF 150.36 FEET; THENCE NORTH 70 DEGREES 24 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.21 FEET; THENCE NORTH 08 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 16.16 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 30 SECONDS EAST, A DISTANCE OF 65.78 FEET; THENCE NORTH 75 DEGREES 22 MINUTES 46 SECONDS EAST, A DISTANCE OF 73.11 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 59.81 FEET; THENCE NORTH 19 DEGREES 46 MINUTES 29 SECONDS EAST, A DISTANCE OF 42.27 FEET; THENCE NORTH 61 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 50.58 FEET; THENCE NORTH 17 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 89.83 FEET; THENCE NORTH 68 DEGREES 28 MINUTES 13 SECONDS EAST, A DISTANCE OF 32.88 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 31.52 FEET; THENCE NORTH 79 DEGREES 36 MINUTES 90 SECONDS EAST, A DISTANCE OF 24.32 FEET; THENCE NORTH 59 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 82.42 FEET; THENCE NORTH 41 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 36.80 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 46 SECONDS EAST, A DISTANCE OF 1,124.76 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,320.01 FEET TO THE POINT OF BEGINNING.

SPECIAL WARRANTY DEED

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

Tax ID No.: SS-79-C

SPECIAL WARRANTY DEED