

Exhibit A

Personal Representative's Deed

Parcel 1:

Beginning at a point 377 feet East from the Northeast Corner of the Sellers' land, which said point of beginning is 742 feet East from the center of 13th East Street and is North 1163.75 feet along the Section line and East 276.6 feet from the Southeast Corner of Section 20, Township 2 South, Range 1 East, Salt Lake Meridian, and running thence West 152 feet; thence South parallel to 13th East Street, 190 feet; thence South 82°22' East 107 feet, more or less, to the center of Little Cottonwood Tanner Ditch; thence Northeasterly along the center of Little Cottonwood Tanner Ditch to its intersection with the South edge of a cinder block fence; thence Northerly around the curve of said fence and following the Easterly edge there, 52 feet, more or less, to a point 70 feet South of the point of beginning; thence North 70 feet to the point of beginning.

Less that portion lying within the bounds of Blue Grass Acres No. 2 Subdivision on the North.

Less and excepting therefrom any portion of the subject real property conveyed to John Johnston by Quit Claim Deed recorded April 28, 2015, as Entry No. 12039666, in Book 10318, at page 9344, and re-recorded October 7, 2015, as Entry No. 12147308, in Book 10368, at page 6275, Salt Lake County Recorder.

Together with and subject to a right of way 20 feet in width extending from 7000 South Street, beginning at a point 706.20 feet, more or less, North from the Southeast corner of said Section 20, and running thence Northeasterly along the Westerly side of Little Cottonwood Tanner Ditch to the South line of the above described tract, and extending thence Westerly along the South 20 feet of the above described tract to the West line thereof, to be used jointly by the Sellers and Buyers and the successors in interest of both for access to and egress from the tract of land above described and other lands now owned by the Sellers abutting upon and adjacent to said right of way with the right granted to and reserved by both parties to install and maintain utilities along said right of way.

This instrument has been prepared by Jones Waldo Holbrook & McDonough P.C. solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.

Parcel 2:

Beginning at a point South 03°20'00" West 46.42 feet from the Northwest corner of Lot 2, Dawn Circle Subdivision, said point also being 691.40 feet North 01°34'49" East and 310.54 feet South 82°54'58" East and North 03°20'00" East 283.03 feet and North 03°20'00" East 123.58 feet from the Southwest corner of Section 21, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence East 102.49 feet to the West property line of Lot 1 of said subdivision; thence North 05°18'37" West along said lot line 123.52 feet; thence South 49°03'39" West 116.97 feet; thence North 03°20'00" East 12.39 feet; thence North 10°45'14" West 44.25 feet to the South line of Blue Grass Acres No. 2 Subdivision; thence West along said subdivision line 78.44 feet; thence South 67.19 feet; thence South 22°17'17" East 52.00 feet to the center of Big Cottonwood Tanner Ditch; thence following four courses along the center of said ditch; 1) North 76°33'25" East 11.39 feet, 2) North 57°14'14" East 20.60 feet, 3) North 48°40'36" East 16.80 feet, 4) North 29°21'47" East 20.22 feet; thence South 83°54'02" East 13.96 feet; thence South 2°36'16" West 27.93 feet to the point of beginning.

Subject to easements, restrictions, reservations, and rights of way of record.
Subject to annual property taxes for 2019 and subsequent years thereafter.

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