

Mail Recorded Deed and Tax Notice To:
John B. Kilroy, Jr.
12200 W Olympic Blvd. #200
Los Angeles, CA 90064



File No.: 156309-WHP

13917398 B: 11320 P: 3410 Total Pages: 6
03/23/2022 01:36 PM By: asteffensen Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

SPECIAL WARRANTY DEED

John B. Kilroy, Jr. and Catherine Anne Kilroy, as Trustees of the Kilroy Community Property Trust established February 20, 2004, as amended,

GRANTORS of The State of California, hereby Convey and Warrant against all who claim by, through, or under the Grantors to

John B. Kilroy, Jr., as to an undivided 50% tenancy-in-common interest and Catherine Anne Kilroy, as to an undivided 50% tenancy-in-common interest,

GRANTEEES of The State of California

the following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 24-27-226-049 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 23rd day of MARCH, 2022.

**Kilroy Community Property Trust established
February 20, 2004, as amended**

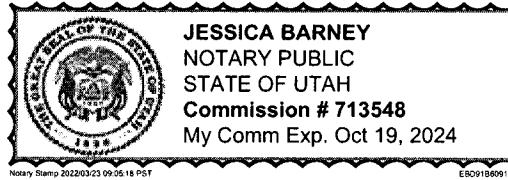
BY John Beresford Kilroy Jr.
John B. Kilroy, Jr.
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 23rd day of MARCH, 2022, before me, personally appeared John B. Kilroy, Jr., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same, as Trustee, on behalf of the Kilroy Community Property Trust established February 20, 2004, as amended.

Jessica Barney
Notary Public



Notarial act performed by audio-visual communication

Kilroy Community Property Trust established
February 20, 2004, as amended

Catherine Anne Kilroy

Signed on 2022/03/23 10:44:57 -07:00

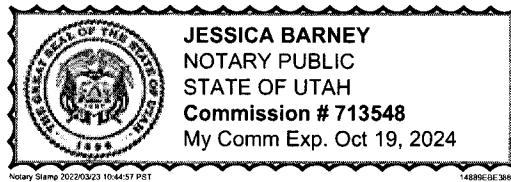
By: Catherine Anne Kilroy
Trustee

STATE OF UTAH

COUNTY OF DAVIS

On this 23rd day of MARCH, 2022, before me, personally appeared Catherine Anne Kilroy, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same, as Trustee, on behalf of the Kilroy Community Property Trust established February 20, 2004, as amended.

Jessica Barney
Signed on 2022/03/23 10:44:57 -07:00
Notary Public



Notarial act performed by audio-visual communication

EXHIBIT A
Legal Description

PARCEL 1:

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah. Comprising 0.32 acres out of the Giles Flat Mining Claim (U.S. Mineral Survey Number 4960) and shown on that certain Record of Survey certified by David E Hawkes P.L.S. filed as Survey Number S02-09-0448 in the Office of the Salt Lake County Surveyor. Basis of Bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the G.L.O. brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Said parcel being more particularly described as follows:

Beginning at the Southwest Corner of the James A. Kane, III and Ida K. Kane parcel, evidenced by that certain Quit Claim Deed recorded as Entry No. 8136815 in Book 8561 at Pages 495-496 of the Salt Lake County Records said point being located South 23°34'03" West 178.83 feet and South 29°10'00" West 619.22 feet coincident with the West line of said Mining Claim and South 48°09'36" East 1224.38 feet coincident with the South line of said Mining Claim and North 56°05'31" East 163.92 feet coincident with the Easterly line of Parcel 2 of those particular parcels of land transferred to Solitude Partners, L.P. by that certain Special Warranty Deed recorded as Entry No. 8024165 in Book 8509 at Pages 2311-2314 of the Salt Lake County Records from the G.L.O. brass cap monument monumentalizing the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 27, as shown on that certain Record of Survey certified by David E. Hawkes, P.L.S. Number 356548 recorded as Survey Number S01-11-0735 in the Office of the Salt Lake County Surveyor; thence North 78°48'47" East 138.82 feet coincident with the Southerly line of said Kane parcel to a point on the arc of a 425.00 foot radius curve; thence Southeasterly 62.70 feet along the arc of said 425.00 foot radius curve to the left (center bears North 77°40'00" East) through a central angle of 08°27'08"; thence South 6.1°15'24" West 149.98 feet; thence North 31°02'28" West 100.03 feet; thence North 56°05'31" East 35.00 feet to the point of beginning.

PARCEL 2:

An access easement described as follows:

A 20 foot wide, (10.00 feet parallel and concentric with the following described center line), non exclusive easement for ingress and egress purposes over the following described strip of land being a part of the Little Dollie and Giles Flat Mining Claims, (United State Mineral Survey Number 4960), owned in fee simple by Solitude Ski Corporation. Basis of Bearing for subject parcel being South 89°48'56" East 1309.22 feet (measured) between the G.L.O. brass cap monuments monumentalizing the North line of the Northeast quarter of the Northeast quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian. Subject parcel being more particularly described as follows:

Beginning at a point on the Southerly right of way line of SR-152 said point being located South 89°48'56" East 371.79 feet coincident with the North line of the Northeast quarter of the Northeast quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian and South 00°11'04" West 228.04 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 27; thence Easterly 85.89 feet along the arc of a 61.94 foot radius curve to the left (center bears South 61°29'54" East) through a central angle of 79°26'49" to a point of tangency; thence South 50°56'43" East 89.29 feet to a point of curvature; thence Southeasterly 28.57 feet along the arc of a 93.62 foot radius curve to the right (center bears South 34°18'20" West) through a central angle of 17°29'16" to a point of

tangency; thence South 31°17'23" East 60.07 feet; thence South 25°36'29" East 87.08 feet to a point of curvature; thence Southeasterly 20.23 feet along the arc of a 300.00 foot radius curve to the right (center bears South 64°51'37" West) through a central angle of 03°51'52" to a point of tangency; thence South 21°16'32" East 145.98 feet; thence South 28°19'28" East 106.94 feet to a point of curvature; thence Southerly 210.76 feet along the arc of a 580.00 foot radius curve to the right (center bears South 63°27'47" West) through a central angle of 20°49'11" to a point of tangency; thence South 05°43'00" East 89.91 feet; thence South 04°45'59" East 100.93 feet to a point of curvature; thence Southerly 37.62 feet along the arc of a 300.00 foot radius curve to the right (center bears South 85°14'01" West) through a central angle of 07°11'02" to a point of tangency; thence South 02°25'03" West 45.95 feet to a point of curvature; thence Southerly 19.95 feet along the arc of a 300.00 foot radius curve to the left (center bears South 87°34'57" East) through a central angle of 03°48'34" to a point of tangency; thence South 01°23'31" East 63.59 feet to a point on the North boundary line of that particular parcel of land transferred to James A. Kane III and Ida K. Kane Parcel by that certain Quit Claim Deed recorded as Entry No. 8136815 in Book 8561 at Pages 495-496 of the Salt Lake County Records.

PARCEL 3:

An access easement described as follows:

Reserving therefrom and granting a perpetual easement for access purposes, and the location of, maintenance and replacement of utility lines over the following described parcel of land:

Beginning at a point on the Northerly most boundary line of the James A. Kane, III and Ida K. Kane Parcel as Entry No. 8136815 in Book 8561 at Pages 495-496 of the Salt Lake County Records said point being located South 23°34'03" West 178.83 feet and South 29°10'00" West 619.22 feet coincident with the Westerly line of the Giles Flat Mining Claim (U.S. Mineral Survey Number 4960) and South 48°09'36" East 1224.38 feet coincident with the Southerly line of said Mining Claim and North 56°05'31" East 163.92 feet and North 11°41'41" West 57.75 feet and North 02°17'00" West 36.25 feet and North 87°43'00" East 44.19 feet and North 02°17'00" West 12.06 feet and North 87°43'00" East 12.44 feet from the Northwest corner of the Northeast quarter of the Northeast quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah, as shown on that certain Record of Survey certified by David E. Hawkes, P.L.S. Number 356548 recorded as Survey No. S01-11-0735 in the office of the Salt Lake County Surveyor; thence North 87°43'00" East 25.00 feet; thence South 01°23'31" East 21.34 feet to a point of curvature; thence Southerly 45.65 feet along the arc of a 187.50 foot radius curve to the left (center bears North 88°36'29" East) through a central angle of 13°56'54" to a point of tangency; thence South 15°20'25" East 40.25 feet to a point of curvature; thence Southeasterly 23.02 feet along the arc of a 147.50 foot radius curve to the left (center bears North 74°39'35" East) through a central angle of 08°56'36" to a point of tangency; thence South 24°17'01" East 74.94 feet to a point of curvature; thence Southwesterly 113.43 feet along the arc of a 102.50 foot radius curve to the right (center bears South 65°42'59" West) through a central angle of 63°24'28"; thence North 67°49'35" West 26.15 feet; thence North 39°12'46" East 7.50 feet to a point of curvature; thence Northeasterly 92.01 feet along the arc of a 77.50 foot radius curve to the left (center bears North 50°47'14" West) through a central angle of 63°29'47" to a point of compound curvature; thence Southwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the left (center bears South 65°42'59" West) through a central angle of 94°27'35" to a point of tangency; thence South 61°15'24" West 98.17 feet; thence North 36°21'37" West 20.18 feet; thence North 61°15'24" East 104.94 feet to a point of curvature; thence Northwesterly 22.39 feet along the arc of a 15.00 foot radius curve to the left (center bears North 28°44'36" West) through a central angle of 85°32'25" to a point of tangency; thence North 24°17'01" West 19.85 feet to a point of curvature; thence Northerly 26.93 feet along the arc of a 172.50 foot radius curve to the right (center bears North 65°42'59" East) through a central angle of 08°56'36" to a point of tangency; thence North 15°20'25"

West 40.25 feet to a point of curvature; thence Northerly 51.73 feet along the arc of a 212.50 foot radius curve to the right (center bears North 74°39'35" East) through a central angle of 13°56'54" to a point of tangency; thence North 01°23'31" West 20.95 feet to the point of beginning.

NOTE: The Parcel shown herein shall include such non-exclusive easements and licenses held by the seller for ingress and egress from the parcel to be sold (regardless of whether such rights are included in the legal description of the properties), including, but not limited to non-exclusive vehicular and pedestrian access and utility easements. Seller shall retain rights of ingress and egress for pedestrians, skiers, vehicles and utilities and otherwise over the subject property for the benefit of seller's adjacent property at the resort and ski ways around and within the subject property. Without limiting the generality of the foregoing, purchaser agrees that seller shall have non-exclusive rights of ingress and egress for pedestrians, skiers, vehicles and utilities over and off the roads constructed by purchaser, and seller shall be entitled to a non-exclusive easement for the construction of roads, trails, ski lifts, etc. to sellers and other property at the resorts.