

Mail Recorded Deed and Tax Notice To:
Hawkmoon Holdings, LLC, a Utah limited liability company
520 South 850 East, Suite A-4
Lehi, UT 84043



File No.: 138013-DMP

WARRANTY DEED

Hawkmoon LLC, a Utah limited liability company

GRANTOR(S) of Salem, State of Utah, hereby Conveys and Warrants to

Hawkmoon Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 29-024-0020 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.



Dated this 28th day of January, 2021.

Hawkmoon LLC, a Utah limited liability company

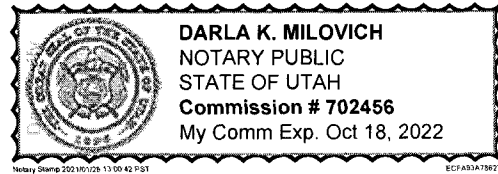
BY: Andrea L Anaya
Signed on 2021/01/28 12:00:42 -8:00
Andrea Anaya
Member

STATE OF UTAH

COUNTY OF SALT LAKE

On the 28th day of January, 2021, personally appeared before me Andrea Anaya, who acknowledged themselves to be the Member of Hawkmoon LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained. This act was performed via remote online audio-visual communication.


Signed on 2021/01/28 12:00:42 -8:00
Notary Public



208676CA-BD19-42A7-919C-39822DB2FF39 ... 2021/01/28 11:35:44 -8:00 ... Remote Notary



EXHIBIT A
Legal Description

Commencing at a point located North 89°30'25" East along the section line 1791.83 feet and North 444.69 feet from the South quarter corner of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence along a fence line as follows: North 06°04'05" East 230.32 feet; thence North 06°44'16" East 244.57 feet; thence North 07°13'33" East 234.32 feet; thence North 87°39'46" West 178.41 feet; thence North 87°22'31" West 190.42 feet; thence North 09°54'24" West 272.27 feet; thence North 09°23'21" West 225.04 feet; thence North 83°09'25" West 351.98 feet; thence North 84°26'20" West 151.99 feet; thence North 06°15'48" West 128.02 feet; thence North 06°08'48" West 155.54 feet; thence North 05°35'45" West 486.17 feet; thence North 89°48'50" East 176.35 feet; thence South 89°58'45" East 249.14 feet; thence South 87°13'22" East 66.95 feet; thence South 89°42'06" East 264.67 feet; thence South 89°01'03" East 147.31 feet; thence South 89°06'59" East 184.09 feet; thence North 83°39'02" East 15.03 feet; thence South 88°54'54" East 372.21 feet; thence South 14°20'21" East 459.84 feet; thence South 14°26'52" East 509.58 feet; thence North 88°23'12" East 87.27 feet; thence South 00°18'20" East 356.47 feet; thence South 00°29'48" East 396.60 feet; thence South 72°10'46" West 240.04 feet; thence South 69°24'25" West 119.55 feet; thence South 68°29'12" West 208.77 feet; thence South 67°23'24" West 312.60 feet; thence South 67°45'57" West 40.42 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that certain parcel as conveyed to William R. Jex, Inc., a Utah corporation by that certain Quit Claim Deed recorded April 17, 1990 as Entry No. 11739 in Book 2682 at Page 130 of official records, being more particularly described as follows:

Commencing .86 chains West and North 01°07' East 11.18 chains of the Southeast corner of Section 24, Township 9 South, Range 1 East, Salt Lake Meridian; thence North 01°07' East .25 chains South 69° West 11.65 chains; thence South 01° West 25 chains; thence North 69° East 11.65 chains to the beginning.



Mail Recorded Deed & Tax Notice To:
Hawkmoon Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A300
Lehi, UT 84043

COTTONWOOD

File No.: 162138-DMP

WARRANTY DEED

Thomas Guy Larson and Sueann Larson

GRANTOR(S) of Payson, State of Utah, hereby Conveys and Warrants to

Hawkmoon Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

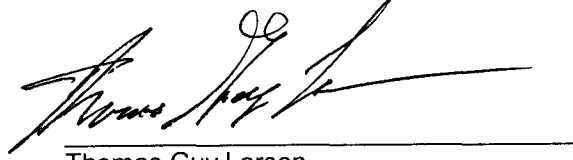
SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 29-011-0013 and 29-012-0003 (for reference purposes only)

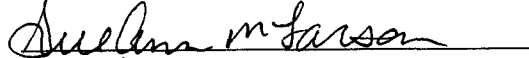
SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of December, 2022.



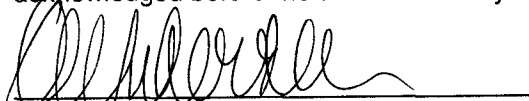
Thomas Guy Larson

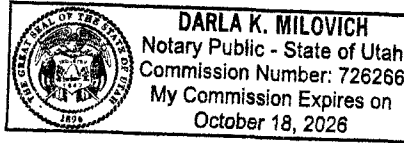

Sueann Larson

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2022, before me, personally appeared Thomas Guy Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

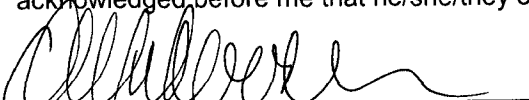

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2022, before me, personally appeared Sueann Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public

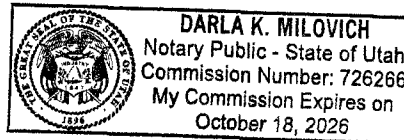


EXHIBIT A
Legal Description

PARCEL 1:

COMMENCING 1.5 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 23.585 CHAINS, THENCE NORTH 5.34 CHAINS, THENCE NORTH 58°45' EAST 7.09 CHAINS, THENCE NORTH 13° WEST 1.10 CHAINS, THENCE WEST 29.26 CHAINS, THENCE SOUTH 10.20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 1, 1994 AS ENTRY NO. 17026, IN BOOK 3381, PAGE 293 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 5200 WEST STREET (UTAH COUNTY) LOCATED SOUTH 0°29'14" EAST ALONG THE QUARTER SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°07'00" EAST 228.23 FEET, THENCE NORTH 89°59'00" EAST 103.90 FEET, THENCE NORTH 0°21'00" WEST 315.64 FEET, THENCE NORTH 89°17'09" EAST 555.83 FEET, THENCE SOUTH 0°21'00" EAST 565.05 FEET, THENCE SOUTH 89°17'09" WEST 887.96 FEET TO A POINT ON THE EASTERLY SIDE OF SAID 5200 WEST, THENCE NORTH 0°21'00" WEST 250 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 14, 2012 AS ENTRY NO. 20300:2012 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF 5200 WEST (AKA 2400 WEST) STREET, SAID POINT LOCATED SOUTH 00°29'14" EAST ALONG THE SECTION LINE 2225.40 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 00°21'00" WEST 415.07 FEET, THENCE NORTH 89°17'09" EAST 915 FEET, THENCE NORTH 00°21'00" WEST 1000.00 FEET, THENCE NORTH 89°17'09" EAST 26.39 FEET, THENCE SOUTH 00°41'31" EAST 1100.00 FEET, THENCE SOUTH 89°17'09" WEST 615.83 FEET, THENCE SOUTH 00°21'00" EAST 315.64 FEET, THENCE SOUTH 89°59'00" WEST 103.90 FEET, THENCE SOUTH 89°07'00" WEST 228.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING 10.14 FEET EAST FROM THE CENTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 968.5 FEET, THENCE SOUTH 449.87 FEET, THENCE WEST 973.8 FEET, MORE OR LESS, THENCE NORTH 13°30' EAST 27 FEET, MORE OR LESS, TO A POINT 422.9 FEET SOUTH OF BEGINNING, THENCE NORTH 422.9 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH all right, title, estate and interest in and to any and all water or water rights of any kind or nature whatsoever located on, associated with, or appurtenant to the Property, including perfected water rights; unperfected water rights, submitted and pending applications related thereto; completed and approved applications related thereto; water stock or shares in a water company, water district, or other organization whether public or private; rights under or associated with serial number 7366.000 (17.80 acre feet) of Account No. 11050 with Strawberry Highline Canal Company; water leases; water contracts, including any and all "Spring Creek water" and "Spring Creek rights;" together with all infrastructure related thereto including wells, canals, pipes, and other water-related facilities, whether or not affixed to the Property.