

MAIL TAX NOTICES TO:
Valley Road Trust
2344 West 3000 South
Heber City, UT 84032

Ent 506977 Bk 1374 Pg 736 - 737
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2021 Sep 08 01:52PM Fee: \$40.00 TC
For: United West Title
ELECTRONICALLY RECORDED

UW-12287

WARRANTY DEED

Blake Ted Fotheringham and Brittany Nicole Fotheringham, Trustees of the 2014 Family Trust, dated May 20, 2020

Grantor,

hereby CONVEY and WARRANT to

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26, 2013

Grantee,

for good and valuable consideration, the following tract of land in WASATCH County, State of Utah, to-wit

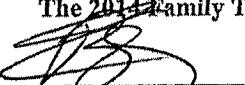
See Attached Exhibit "A"

Tax ID: 00-0008-8208

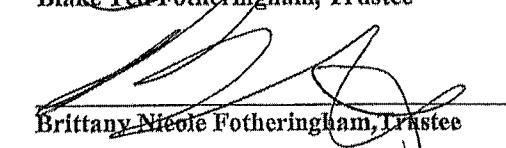
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

WITNESS the hand of said grantor, this September 8, 2021

The 2014 Family Trust, dated May 20, 2020



Blake Ted Fotheringham, Trustee



Brittany Nicole Fotheringham, Trustee

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On September 8, 2021, personally appeared before me, Blake Ted Fotheringham and Brittany Nicole Fotheringham, Trustees of the 2014 Family Trust, dated May 20, 2020, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Karen Weeks

Notary Public

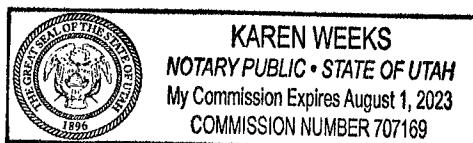


EXHIBIT "A"

UW-12287

Commencing at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County monument for the West Quarter corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North $20^{\circ}17'46''$ East a distance of 61.61 feet; thence North $24^{\circ}44'39''$ East a distance of 434.21 feet to the point of beginning; and running thence North $24^{\circ}03'16''$ East a distance of 213.29 feet; thence West a distance of 14.77 feet to the East bank of a canal; thence along the East bank North $23^{\circ}17'55''$ East a distance of 168.30 feet; thence North $89^{\circ}49'13''$ East a distance of 1761.44 feet to a fence corner; thence South $50^{\circ}24'16''$ West a distance of 357.55 feet; thence South $52^{\circ}12'29''$ West a distance of 207.21 feet; thence West a distance of 1460.90 feet to the point of beginning.

Together with rights of access, as reserved by a document recorded as Entry No. 88612 in Book 54, at Page 169, recorded March 2, 1966 in the office of the Wasatch County Recorder.

12674

WHEN RECORDED MAIL TAX NOTICE TO:
Valley Road Trust dated March 26th, 2013
2344 West 3000 South
Heber City, Utah 84032

Ent 515735 Bk 1399 Pg 46 - 51
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 Feb 25 03:47PM Fee: \$40.00 TC
For: Artisan Title
ELECTRONICALLY RECORDED

WARRANTY DEED

HEBER VALLEY PROPERTIES, LLC A UTAH LIMTED LIABLITY COMPANY AND

ACRE 12, LLC A UTAH LIMITED LIABILITY COMPANY AND

MIKE PANGIA

of Heber , County of WASATCH , State of Utah
hereby CONVEY and WARRANTS to

Grantor,

James W. Steele and Amy Steele, Trustees of the Valley Road Trust dated March 26th, 2013

Grantee,

of Charleston , County of WASATCH , State of Utah, for the sum of TEN DOLLARS and other good and
valuable consideration, the following tract of land in WASATCH County, State of UT, to-wit

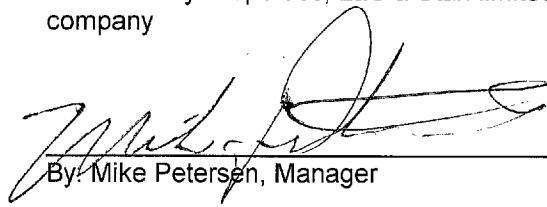
See Attached Exhibit "A"

00-0015-0040, 00-0015-0057

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2022 taxes and thereafter.

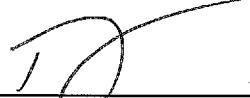
WITNESS the hand of said grantor,

Heber Valley Properties, LLC a Utah limited liability company



By: Mike Petersen, Manager

Acre 12, LLC a Utah limited liability company



By: Tyler Dow, Manager

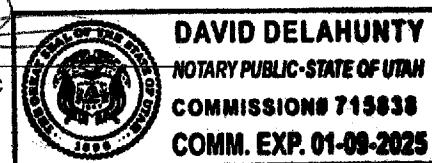
Mike Pangia

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

On the 25 day of February, 2022, personally appeared before me Mike Petersen the Manager of Heber Valley Properties, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

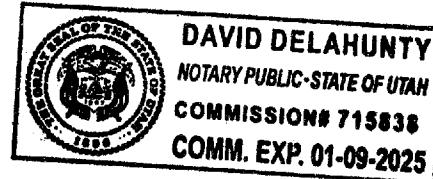


STATE OF UTAH)
:ss
COUNTY OF WASATCH)

On the 25 day of February, 2022, personally appeared before me Tyler Dow the manager of Acre 12, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public



Heber Valley Properties, LLC a Utah limited liability company

By: Mike Petersen, Manager

Acre 12, LLC a Utah limited liability company

By: Tyler Dow, Manager

Mike Pangia Michael J. Pangia

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

On the ___ day of February, 2022, personally appeared before me Mike Petersen the Manager of Heber Valley Properties, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

STATE OF UTAH)
:ss
COUNTY OF WASATCH)

On the ___ day of February, 2022, personally appeared before me Tyler Dow the manager of Acre 12, LLC a Utah limited liability company, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

DISTRICT OF COLUMBIA
STATE OF UTAH)
WASHINGTON)
COUNTY OF WASATCH)

Michael J. Pangia

On the 24 day of February, 2022, personally appeared before me Mike Pangia, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public

My Commission Expires
August 31, 2024

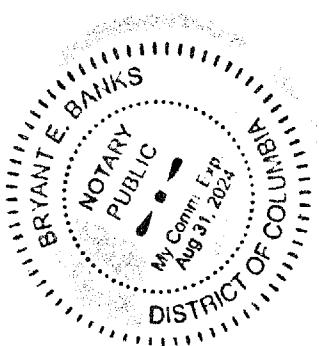


EXHIBIT "A"

Parcel No. 1:

Beginning at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County Monument for the West Quarter Corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 20°17'46" East a distance of 61.61 feet; thence North 24°44'39" East a distance of 434.21 feet; thence East a distance of 918.55 feet; thence South a distance of 207.35 feet; thence East a distance of 226.00 feet; thence South 37°47'31" East a distance of 30.00 feet; thence South 52°12'29" West a distance of 338.25 feet; thence South 89°16'53" West a distance of 1098.84 feet to the point of beginning.

Parcel No. 2:

Beginning at a point East a distance of 747.54 feet and North a distance of 491.01 feet from the Wasatch County Monument for the West Quarter Corner of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian; thence North 89°16'53" East a distance of 1098.84 feet; thence North 52°12'29" East a distance of 338.25 feet to the point of beginning; thence North 37°47'31" West a distance of 30.00 feet; thence West a distance of 226.00 feet; thence North a distance of 207.35 feet; thence East a distance of 542.35 feet; thence South 52°12'29" West a distance of 377.06 feet to the point of beginning.

Parcel 3:

An Easement as disclosed by Grant of Access Easement recorded September 18, 2017 as Entry No. 442789 in Book 1201 at Page 981 of Official Records more particularly described as follows:

Beginning at a point 506.59 feet East of the Northwest Corner of the Southwest Quarter of Section 13, Township 4 South, Range 4 East, Salt Lake Base and Meridian and on said Section Line to the Point of Beginning, thence North 24°31'01" East 39.57 feet; thence South 89°32'18" East 162.31 feet; to the beginning of a tangent curve concave to the Northerly having a radius of 255.00 feet; with an arc length of 204.95 feet along said curve through a central angle of 46°03'01", with a chord bearing North 67°26'12" East 199.48 feet; thence North 44°14'45" East 95.05 feet to the beginning of a tangent curve concave to the Southeasterly having a radius of 318.31 feet; with an arc length of 150.92 feet along said curve through a central angle of 27°09'55", with a chord bearing North 57°49'43" East 149.51 feet; thence with a reverse curve concave to the Northwesterly having a radius of 14.95 feet; with an arc length of 21.63 feet along said curve through a central angle of 82°51'48", with a chord bearing North 29°58'47" East 19.79 feet; thence North 11°17'33" West 63.98 feet to the beginning of a tangent curve concave to the Easterly having a radius of 180.00 feet; with an arc length of 175.78 feet along said curve through a central angle of 55°57'13", with a chord bearing North 16°41'04" East 168.88 feet; thence North 44°39'41" East 25.63 feet; thence North 89°17'33" East 85.40 feet; thence South 44°39'41" West 86.41 feet; to the beginning of a tangent curve concave to the Easterly having a radius of 120.00 feet; with an arc length of 117.19 feet along said curve through a central angle of 55°57'13", with a chord bearing South 16°41'04" West 112.59 feet; thence South 11°17'33" East 56.78 feet; to the beginning of a tangent curve concave to the Northeasterly having a radius of 15.00 feet; with an arc length of 21.65 feet along said curve through a central angle of 82°42'09", with a chord bearing South 52°38'37" East 19.82 feet; thence with a reverse curve concave to the Southerly having a radius of 339.27 feet; with an arc length of 262.95 feet along said curve through a central angle of 44°24'22", with a chord bearing South 71°47'30" East 256.41 feet; thence with a reverse curve concave to the Northerly having a radius of 50.00 feet; with an arc length of 68.33 feet along said curve through a central angle of 78°18'22" with a chord bearing South 88°44'30" East 63.14 feet; thence South 52°06'19" West 179.45 feet; thence with a curve concave to the

Westerly having a radius of 50.00 feet; with an arc length of 95.75 feet along said curve through a central angle of $109^{\circ}43'10''$, with a chord bearing North $02^{\circ}45'16''$ West 81.77 feet; thence with a compound curve concave to the Southerly having a radius of 262.00 feet; with an arc length of 139.07 feet along said curve through a central angle of $30^{\circ}24'44''$, with a chord bearing North $72^{\circ}49'13''$ West 137.44 feet; thence with a compound curve concave to the Southerly having a radius of 262.00 feet; with an arc length of 221.77 feet along said curve through a central angle of $48^{\circ}29'57''$, with a chord bearing South $67^{\circ}43'27''$ West 215.21 feet; thence South $44^{\circ}15'43''$ West 85.66 feet; to the beginning of a tangent curve concave to the Northerly having a radius of 317.30 feet; with an arc length of 178.91 feet along said curve through a central angle of $32^{\circ}18'24''$ with a chord bearing South $60^{\circ}24'54''$ West 176.55 feet; thence North $00^{\circ}04'24''$ West 17.01 feet; thence South $89^{\circ}55'37''$ West 256.24 feet to the point of beginning.