

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.

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 LIMITED LIABILITY COMPANY AND

ACRE 12, LLC A UTAH LIMITED LIABILITY COMPANY AND

MIKE PANGIA

Grantor,

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

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

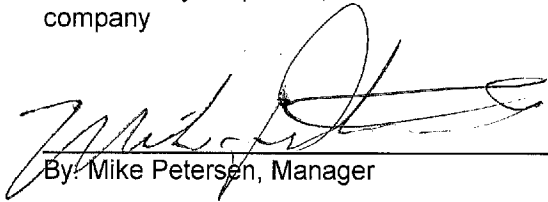
See Attached Exhibit "A"

00-0015-0040, 00-0015-0057

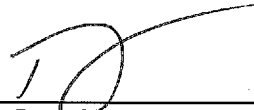
Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to
2022 taxes and thereafter.

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

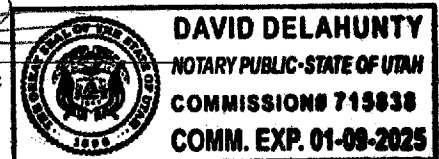
STATE OF UTAH)
 :SS
COUNTY OF WASATCH)


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.

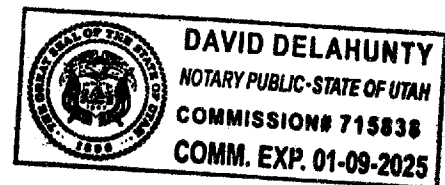
STATE OF UTAH)
 :SS
COUNTY OF WASATCH)

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




Notary Public

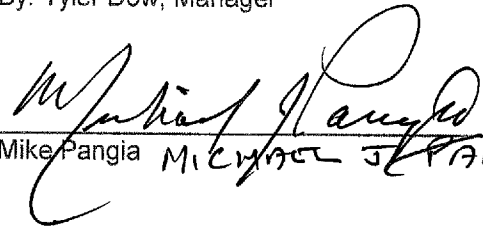


Heber Valley Properties, LLC a Utah limited liability company

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.

STATE OF UTAH)
 :SS
COUNTY OF WASATCH)

Notary Public

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 :ss
COUNTY OF ~~WASATCH~~)

MICHAEL J. PANGIA

On the *24th* 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

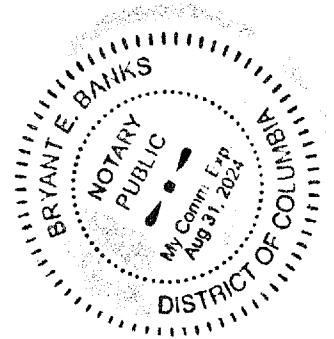


EXHIBIT "A"

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 $20^{\circ}17'46''$ East a distance of 61.61 feet; thence North $24^{\circ}44'39''$ 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 $37^{\circ}47'31''$ East a distance of 30.00 feet; thence South $52^{\circ}12'29''$ West a distance of 338.25 feet; thence South $89^{\circ}16'53''$ 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 $89^{\circ}16'53''$ East a distance of 1098.84 feet; thence North $52^{\circ}12'29''$ East a distance of 338.25 feet to the point of beginning; thence North $37^{\circ}47'31''$ 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 $52^{\circ}12'29''$ 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 $24^{\circ}31'01''$ East 39.57 feet; thence South $89^{\circ}32'18''$ 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 $46^{\circ}03'01''$, with a chord bearing North $67^{\circ}26'12''$ East 199.48 feet; thence North $44^{\circ}14'45''$ 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 $27^{\circ}09'55''$, with a chord bearing North $57^{\circ}49'43''$ 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 $82^{\circ}51'48''$, with a chord bearing North $29^{\circ}58'47''$ East 19.79 feet; thence North $11^{\circ}17'33''$ 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 $55^{\circ}57'13''$, with a chord bearing North $16^{\circ}41'04''$ East 168.88 feet; thence North $44^{\circ}39'41''$ East 25.63 feet; thence North $89^{\circ}17'33''$ East 85.40 feet; thence South $44^{\circ}39'41''$ 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 $55^{\circ}57'13''$, with a chord bearing South $16^{\circ}41'04''$ West 112.59 feet; thence South $11^{\circ}17'33''$ 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 $82^{\circ}42'09''$, with a chord bearing South $52^{\circ}38'37''$ 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 $44^{\circ}24'22''$, with a chord bearing South $71^{\circ}47'30''$ 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 $78^{\circ}18'22''$ with a chord bearing South $88^{\circ}44'30''$ East 63.14 feet; thence South $52^{\circ}06'19''$ 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.