



W2671748

When Recorded mail to:
Skyline Mountain Base, LLC
1391 North 5900 East
Eden, Utah 84310

E# 2671748 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
15-Jan-14 0354 PM FEE \$21.00 DEP SC
REC FOR: PIONEER TITLE INSURANCE AGENCY, L
ELECTRONICALLY RECORDED

Escrow No. 13-1066

[PARCEL ID #'s: 22-023-0019, 22-023-0020, 22-023-0060,
22-023-0086, 22-029-0008, 22-029-0010, 22-023-0045]

Special Warranty Deed

Wolf Mountain Ski Resort, LLC, a Utah limited liability company, **GRANTOR**, hereby conveys and warrants against all claiming by, through or under it to Skyline Mountain Base, LLC, a Utah limited liability company, **GRANTEE**, of Eden City, County of Weber, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Weber, State of Utah:

See EXHIBIT "A" attached hereto and by this reference made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights-of-way and reservations appearing of record, or discoverable by inspection of the property, and taxes for the year 2014, and thereafter. The property is sold "AS IS, WHERE IS, AND WITH ALL FAULTS."

WITNESS the hand of said GRANTOR, this 15th day of January, AD, 2014

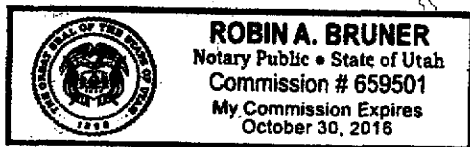
Wolf Mountain Ski Resort, LLC, a Utah limited liability company

BY: Rex Rollo
ITS: Manager

13-1066 AB

State of Utah)
County of Weber)ss.

On the 15 day of January, A.D. 2014, personally appeared before me Rex Rollo, who being by me duly sworn, did say, that he is a Manager of Wolf Mountain Ski Resort, LLC, a Utah limited Liability Company and that the within and foregoing instrument was signed in behalf of said Limited Liability Company by authority of its Operating Agreement and the said Rex Rollo acknowledged to me that said Limited Liability Company executed the same.



Robin A. Bruner
NOTARY PUBLIC

Exhibit "A"

PARCEL 1:

Part of Sections 29 and 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning 376.60 feet West from the Northeast corner of SILVER BELL ESTATES NO. 2, and running thence South $61^{\circ}45'23''$ West 401.29 feet; thence North $5^{\circ}00'$ West 785.77 feet; thence East 281.86 feet; thence South 592.86 feet; thence East 140.39 feet to the point of beginning.

PARCEL 2:

Part of the Southeast quarter of the Southwest quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1355.28 feet East and 1258 feet South of the Northwest corner of said quarter quarter section; thence East 765.00 feet along the North line of said quarter quarter section to the Northwest corner of Parcel 22-023-0086 and the Nordic Valley Sewer Improvement District Line; thence South 567.14 feet, more or less, along said parcel to the Northeasterly corner of Parcel 22-023-0019; thence along said parcel the following 2 calls: West 281.86 feet and South $5^{\circ}00'$ East 746.92 feet, more or less, to the South line of said quarter section; thence West 570.00 feet, more or less, along said line to the Southeast corner of Parcel 22-023-0045 and the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 29; thence along said parcel the following 2 calls: North 1290 feet and Northeasterly 30 feet, more or less, to the point of beginning.

PARCEL 3:

The East $\frac{1}{2}$ of the Southwest quarter of the Southwest quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Also: Part of the Southeast quarter of the Southwest quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at the Northwest corner of the Southeast quarter of the Southwest quarter of said Section 29, and running thence East 30 feet; thence Southwesterly to a point 30 feet South from the place of beginning; thence North 30 feet to the place of beginning.

PARCEL 4:

Part of the South $\frac{1}{2}$ of Section 29 and a part of the North $\frac{1}{2}$ of Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 50 feet East of the Northeast corner of Lot 102, SILVER BELL ESTATES NO. 2 in Weber County, Utah, and running thence East 8 Feet; Thence North $0^{\circ}57'41''$ East along the East right of way line of 3500 East Street 468.81 feet; thence South $52^{\circ}27'$ East 464.33 feet; thence South $13^{\circ}35'$ West 288 feet; thence South $73^{\circ}05'$ West 256.02 feet to the Easterly line of 3500 East Street; thence Northerly along the arc of a 106.24 foot radius curve to the left for a distance of 4.51 feet; thence Northerly along the arc of a 125 foot radius curve to the right for a distance of 128.68 feet; thence North 59.09 feet to the point of beginning.

PARCEL 5:

Part of the Southwest quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning 20 feet North and 50 feet West of the Northeast corner of

SILVER BELL ESTATES NO. 2; running thence North 1140 feet; thence West 467 feet; thence South 1160 feet; thence East 140.39 feet; thence North $61^{\circ}45'23''$ East 41.85 feet; thence East 289.74 feet to the place of beginning.

PARCEL 6:

Part of Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 55° West 111.01 feet from the most Northerly corner of Lot 99, SILVER BELL ESTATES NO. 2; running thence North 35° West 80 feet; thence North $61^{\circ}45'23''$ East to North line of Section 32; thence West along section line to Northwest corner of said Section 32; thence South along section line to a point South 55° West from point of beginning; thence North 55° East 2300 feet more or less to point of beginning.

PARCEL 7:

Part of the Northwest quarter of Section 32, Township 7 North, Range 1 East, Salt Lake Base and Meridian: Beginning at a point South 55° West 111.01 feet from the most Northerly corner of Lot 99, SILVER BELL ESTATES NO. 2; thence South 2° East 987.74 feet; thence South 35° East 1736.47 feet; thence South $56^{\circ}10'$ East 1014.59 feet; thence South $71^{\circ}47'$ East 531.56 feet; thence South 79° East 50 feet; thence South 11° West 121.51 feet; thence along the arc of a 607.21 foot radius curve to the right for a length of 49.95 feet; thence South $74^{\circ}17'13''$ East 239.89 feet to the West line of Lot 49, SILVER BELL ESTATES NO. 1; thence South 20° West to a point 140.39 feet North 1° East of the Southwest corner of said Lot 49; thence South 1° West 140.39 feet; thence South 16° West 134.78 feet; thence South 29° East 132.5 feet; thence South 19° West 96.54 feet; thence South 9° West 253.28 feet; thence South 45° West 140.34 feet; thence South $8^{\circ}44'$ West 190.45 feet; thence South 18° West 114.38 feet; thence North $73^{\circ}44'30''$ West 205.30 feet; thence South $29^{\circ}15'$ West 140 feet; thence South $37^{\circ}58'50''$ West 254.04 feet; thence South $8^{\circ}42'$ West 60 feet; thence North $83^{\circ}56'$ East 45.91 feet; thence South $6^{\circ}04'$ East 50 feet; thence South $83^{\circ}56'$ West 220.00 feet; thence South $29^{\circ}05'51''$ West 234.61 feet to the South line of said Section 32; thence West along said South line 3530.89 feet, more or less, to the Southwest corner of said Section 32; thence North along the West line of said section to a point South 55° West from the point of beginning; thence North 55° East 2300 feet more or less to point of beginning.