



W2769049

When Recorded mail to:
GRANTEE'S ADDRESS:
The Bridges Holding Company, LLC
3900 North Wolf Creek Drive
Eden, UT 84310

E# 2769049 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
10-Dec-15 11:42 AM FEE \$19.00 DEP TN
REC FOR: NATIONAL TITLE AGENCY OF UTAH, IN
ELECTRONICALLY RECORDED

Escrow No. 15-2001AB

[PARCEL ID # 22-006-0004 & 22-006-0033]

Special Warranty Deed

America First Federal Credit Union, with its principal office at 4646 South 1500 West, Suite 130, Riverdale UT 84405, County of Weber, State of Utah, GRANTOR, hereby conveys and warrants against all claiming by, through or under it to The Bridges Holding Company, 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 tract of land in Weber County, State of Utah:

See Exhibit "A" Attached Hereto And By Reference To Made a Part Hereof

1. (Affects Parcel 1)
General property taxes for the year 2015 have been paid in the amount of \$28.27. Tax Parcel No. 22-006-0004. *WOB*
- (Affects Parcel 2)
General property taxes for the year 2015 have been paid in the amount of \$17.53. Tax Parcel No. 22-006-0033. *WOB*
2. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land recorded November 9, 2012 as Entry No. 2605052 of Official Records.
3. (The following affects a portion of Parcel 2)
Spring Water Protection Area Between Wolf Creek Country Club and Powder Mountain Ski Resort recorded June 18, 1982 as Entry No. 859320 in Book 1404 at Page 1163 of Official Records.
4. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded September 24, 1982 as Entry No. 864667 in Book 1409 at Page 1603 of Official Records, and any amendments thereto, but deleting any

covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

NOTE: Said document provides for among other things the formation of a management committee which has the power to assess and levy fees for the maintenance of the common area within the development.

Said declaration also recorded October 18, 1982 as Entry No. 866073 in Book 1411 at Page 363 of Official Records.

5. (Affects Parcel 2)
Subject to an existing right-of-way along an existing Road sufficient to meet width standards for dedication to Weber County (may be replaced by a future dedicated Road acceptable to Weber County), as disclosed by that certain Special Warranty Deed recorded March 3, 1989 as Entry No. 1071928 of Official Records.
6. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded October 18, 2002 as Entry No. 1882728 in Book 2275 at Page 460 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

NOTE: Said document provides for among other things the formation of a management committee which has the power to assess and levy fees for the maintenance of the common area within the development.

First Amendment to Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort recorded January 9, 2007 as Entry No. 2234358 of Official Records.

Second Amendment to Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort recorded March 13, 2013 as Entry No. 2624950 of Official Records.

Termination of Declarant Rights Under Master Declaration of Covenants, Conditions and Restrictions for Wolf Creek Resort recorded April 3, 2013 as Entry No. 2628422 of Official Records.

7. Weber County Zoning Development Agreement recorded October 22, 2002 as Entry No. 1883524 in Book 2276 at Page 990 of Official Records.

Assignment of Rights in Development Agreement recorded August 15, 2013 as Entry No. 2650830 of Official Records.

An Agreement Amending and Clarifying the Weber County Zoning Development Agreement for the Wolf Creek Resort recorded December 4, 2015 as Entry No. 2768159 of Official Records.

8. (Affects Parcel 2)
Subject to easements as granted by a Special Warranty Deed recorded February 3, 2011 as Entry No. 2514194 of Official Records.
9. (Affects Parcel 2)
Subject to easements as granted by a Special Warranty Deed recorded February 3, 2011 as Entry No. 2514195 of Official Records.
10. An unrecorded Lease executed by America First Federal Credit Union, as Lessor, and Hawks Ranch, as Lessee, as disclosed by that certain Application for Assessment and Taxation of Agricultural Land recorded November 9, 2012 as Entry No. 2605052 of Official Records.

An unrecorded Grazing Lease Agreement by and between America First Federal Credit Union and Hawkes Ranch LLC, a Utah limited liability company dated August 4, 2014, as disclosed to the Company.
11. Resolution No. 27-201 A Resolution of the Board of County Commissioners of Weber County, Utah, Confirming the Tax to be Levied for Municipal Services Provided to the Unincorporated Area of Weber County and Describing the Services to be provided therein recorded December 13, 2012 as Entry No. 2610456 of Official Records.
12. (The following affects all of the land, together with other land not included herein)
Assumption of Contract recorded August 30, 2013 as Entry No. 2653510 of Official Records.
13. An unrecorded Ditch Agreement dated November 21, 2014 by and between America First Federal Credit Union and Armando Venegas, as disclosed to the Company.

Subject to easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2016, and thereafter, and matters that would be discovered by an inspection or an accurate survey of the property.

WITNESS the hand of said GRANTOR, this 10th day of December, A.D., 2015

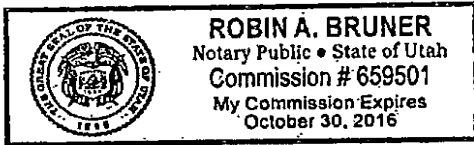
America First Federal Credit Union



By: Rex Rollo
Its: Executive Vice President/CFO

State of Utah)
County of Weber)ss.

On the 8 day of December, A.D. 2015, personally appeared before me Rex Rollo, who being by me duly sworn, did say that he is the Executive Vice President/CFO, of America First Federal Credit Union, and that said corporation signed the foregoing instrument by authority of a resolution of its Board of Directors, and the said Rex Rollo, acknowledged to me that said corporation executed the same.



Robin A. Bruner
NOTARY PUBLIC

Exhibit "A"
Legal Description

PARCEL 1: ✓

All of the Northwest quarter of the Southeast quarter, the Northeast quarter of the Southeast quarter, the Southwest quarter of the Southeast quarter and the East ½ of the Northeast quarter of the Southwest quarter and the East ½ of the Southeast quarter of the Southwest quarter of Section 16, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey.

PARCEL 2: ✓

Part of the Southwest quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, more particularly described as follows: Beginning at the Southwest corner of said Section 15, running thence North 2640 feet, more or less, to the West quarter corner of said Section 15; thence East 1485 feet along the quarter section line; thence South 2640 feet; more or less, parallel to the West line of said Section 15 to a point on the South line of Section 15; thence West 1485 feet to the point of beginning.

Less and excepting that portion conveyed to Wolf Creek Water & SID by Special Warranty Deed recorded February 3, 2011 as Entry No. 2514194 of Official Records described as follows: That portion of the Southwest quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 100.00 feet and a center point located South 89°12'43" East 1272.43 feet along the southerly line of said Section 15 and North 00°00'00" East 1938.50 feet from the Southwest corner of said Section 15.

Excepting therefrom that portion conveyed to Wolf Creek Water & SID by Special Warranty Deed recorded February 3, 2011 as Entry No. 2514195 of Official Records described as follows: That portion of the Southwest quarter of Section 15, Township 7 North, Range 1 East, Salt Lake Base and Meridian, located in the County of Weber, State of Utah, described as follows: A circular parcel of land having a radius of 63.00 feet and a center point located South 89°12'43" East 1410.68 feet along the southerly line of said Section 15 and North 00°00'00" East 1377.81 feet from the Southwest corner of said Section 15.