

When Recorded  
Mail Tax Statements To:  
Childs, LLC  
1923 Davina Street  
Henderson, NV 89074

APN:

Ent 277311 Bk 533 Pg 872  
Date: 13-MAR-2020 2:20:45PM  
Fee: \$40.00 Cash Filed By: LB  
LES BARKER, Recorder  
GARFIELD COUNTY CORPORATION  
For: LEVI HOLM

### QUITCLAIM DEED

The grantor, Land On Holm Holdings LLC, ("Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby quitclaim to grantee(s) Childs, LLC all right, title, and interest, if any, which Grantor may have in and to that real property situated in the County of Garfield, State of Utah, more particularly described as follows:

#### LOT 2: 6.406 ACRE LEGAL DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°38'42"W, ALONG THE SECTION LINE 655.53 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE N00°31'57"E 679.03 FEET TO THE CENTERLINE OF AN EXISTING COUNTY ROAD.  
THENCE ALONG THE CENTERLINE OF SAID ROAD, THE FOLLOWING SEVEN (7) COURSES:  
S47°40'28"E 196.41 FEET;  
THENCE S53°00'23"E 290.82 FEET;  
THENCE S49°50'20"E 128.55 FEET;  
THENCE S47°49'16"E 160.56 FEET;  
THENCE S50°43'45"E 139.02 FEET;  
THENCE S44°08'31"E 100.76 FEET;  
THENCE S39°59'22"E 32.17 FEET TO THE SOUTH SECTION LINE;  
THENCE S89°56'45"W, ALONG SAID SECTION LINE 144.00 FEET TO THE POINT OF BEGINNING.

AREA: 279,037 SQUARE FEET OR 6.406 ACRES

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining to.

Signature Page Follows

In witness whereof, this instrument has been executed this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

*Landon Holm*

\_\_\_\_\_  
Landon Holm  
Land On Holm Holdings, LLC

STATE OF UTAH )  
  ) ss:  
COUNTY OF WASHINGTON

On this 10 day of March 2020, before me, Angela Holm, a notary public, personally appeared Landon Holm, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

*Angela Holm*

\_\_\_\_\_  
Notary signature

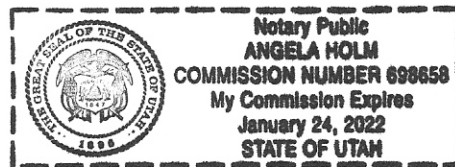


Exhibit A

Legal and Binding Contract by and Between Land On Holm Holdings, LLC and Childs, LLC

APN:

Legal Description:

LOT 2: 6.406 ACRE LEGAL DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°38'42"W, ALONG THE SECTION LINE 655.53 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;  
THENCE N00°31'57"E 679.03 FEET TO THE CENTERLINE OF AN EXISTING COUNTY ROAD.  
THENCE ALONG THE CENTERLINE OF SAID ROAD, THE FOLLOWING SEVEN (7) COURSES:  
S47°40'28"E 196.41 FEET;  
THENCE S53°00'23"E 290.82 FEET;  
THENCE S49°50'20"E 128.55 FEET;  
THENCE S47°49'16"E 160.56 FEET;  
THENCE S50°43'45"E 139.02 FEET;  
THENCE S44°08'31"E 100.76 FEET;  
THENCE S39°59'22"E 32.17 FEET TO THE SOUTH SECTION LINE;  
THENCE S89°56'45"W, ALONG SAID SECTION LINE 144.00 FEET TO THE POINT OF BEGINNING.

AREA: 279,037 SQUARE FEET OR 6.406 ACRES.

Holm agrees to deed to Childs, LLC 6.406 acres (Deed Attached) free and clear, based on these conditions and requirements.

1. Land On Holdings, LLC agrees to grant the land easement for Childs LLC to bring in water and power to the property. Childs LLC Agrees to work together with Land On Holm Holdings, LLC and the surrounding neighbors to ultimately bring in 3 phase power as needed.
2. ~~Five~~ <sup>Four</sup> Cannonville water hookups shall be transferred to Childs LLC with the recording of this deed in exchange for \$12,500.00 that was wired over to Altius LLC on 3/10/2020.
3. Land On Holm Holdings, LLC has first and last right of refusal to purchase the land and all improvements back at the current appraised value. If Childs LLC is ever in default or foreclosure on land from any lender or bank, Childs LLC will allow Land On Holm Holdings, LLC to assume and/or take over the loan and/or pay off. If Land On Holm Holdings, LLC chooses not to exercise their first and last right of refusal to purchase this property and all improvements, then the property may be sold and transferred to a third party and this agreement become null and void.
4. Childs, LLC agrees to a non-compete for any hospitality/tourism-based ventures within 100 miles of this particular Bryce Canyon Property, including any land sales and water sales.
5. Title cannot be quitclaimed to any person or entity without a signed agreement from Land On Holm Holdings, LLC. If a quitclaim transfer of title is done without a Land On Holm Holdings, LLC signed agreement, this agreement still applies to the property.
6. In the event of any bankruptcy/divorce/death or anything similar, this agreement still stands.

This agreement is a legal and binding document and will be recorded with the deed to the property

Mark Childs

Mark Childs - Childs, LLC

Blake Childs

Blake Childs - Childs, LLC

STATE OF Nevada )

) ss:

COUNTY OF Clark )

On this 10 day of March 2020, before me, R. Byrnes, a notary public, personally appeared Mark Childs + Blake Childs, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.

[Signature]  
Notary signature

