



MAIL TAX NOTICE TO GRANTEE:

2807 Sinks Canyon Road
Lander, WY 82520
File Number: 2374395MLH



W3283034

E# 3283034 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
10-May-23 0150 PM FEE \$40.00 DEP TH
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)
ELECTRONICALLY RECORDED

WARRANTY DEED

Legend of the Falls Corp., a Wyoming Corporation

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Timber Falls, LLC, a Wyoming Limited Liability Company,

GRANTEE

the following tract of land in County, State of Utah, to-wit

TAX ID NUMBER FOR PROPERTY: 24-023-0018; 24-023-0029; 24-011-0049 and 24-011-0048
SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2023 and thereafter.

Effective as of this 4th day of May, 2023.

Legend of the Falls Corp., a Wyoming Corporation


John Falls
Manager

STATE OF: Wyoming

COUNTY OF: Fremont

On this 4th day of May 2023, personally before me appeared John Falls, who proven on the basis of satisfactory evidence is the Manager of Legend of the Falls Corp., a Wyoming Corporation, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.


Dawn Kearns
Notary Public

Commission Expires:

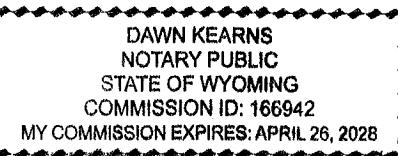


EXHIBIT "A"

PARCEL 1:

PART OF LOT 1, BLOCK 9, PLAT A, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH; AND ALSO PART OF LOT 1, BLOCK 1, PLAT C HUNTSVILLE SURVEY, WEBER COUNTY, UTAH; AND PART OF VACATED THIRD STREET (400 SOUTH STREET); BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 9, PLAT 'A', RUNNING THENCE SOUTH 1D21' WEST 99.11 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, PLAT 'C'; THENCE SOUTH 88D39' WEST 132.0 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 1D21' WEST ALONG THE WEST LINE OF WOOD PROPERTY 82.7 FEET, MORE OR LESS, TO THE NORTH LINE OF THE ENLARGED PINEVIEW RESERVOIR TRACT AS DEFINED BY DECREE RECORDED IN BOOK 719 PAGE 514, THENCE NORTH 78D58' WEST 105.39 FEET; THENCE NORTH 1D21' EAST 160.19 FEET TO A POINT 1 FOOT NORTH OF THE SOUTH LINE OF LOT 1, BLOCK 9, PLAT 'A', HUNTSVILLE SURVEY; THENCE NORTH 88D39' EAST 236.0 FEET TO THE EAST LINE OF SAID LOT 1; BLOCK 9, THENCE SOUTH 1.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

PARCEL #: 24-023-0018

PARCEL 2:

PART OF LOT 1, BLOCK 1, PLAT C, HUNTSVILLE TOWNSITE SURVEY, AND PART OF VACATED THIRD STREET (400 SOUTH STREET) BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, HUNTSVILLE, WEBER COUNTY, UTAH. BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 9, PLAT A, HUNTSVILLE TOWNSITE SURVEY AND RUNNING THENCE NORTH 88D39'00" EAST 47.56 FEET ALONG THE SOUTH LINE OF SAID BLOCK 9 TO A POINT ON THE SOUTH LINE OF LOT 1 SAID BLOCK 9; THENCE SOUTH 1D21'00" WEST 163.00 FEET TO THE NORTH LINE OF PINEVIEW RESERVOIR AS DEFINED IN BOOK 719 PG 514 WEBER COUNTY RECORDS, THENCE NORTH 78D58'00" WEST 40.79 FEET ALONG SAID NORTH LINE OF PINEVIEW RESERVOIR, THENCE NORTH 1D21'50" WEST 154.07 FEET TO THE POINT OF BEGINNING.

PARCEL #: 24-023-0029

PARCEL 3:

PART OF LOT 8, BLOCK 9, PLAT A, HUNTSVILLE TOWNSITE SURVEY, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN, HUNTSVILLE, WEBER COUNTY, UTAH. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 9, PLAT A, HUNTSVILLE TOWNSITE SURVEY AND RUNNING THENCE NORTH 1D21'50" WEST 132.31 FEET ALONG THE WEST LINE OF SAID LOT 8, TO A POINT ON THE SOUTH LINE OF LOT 7 OF SAID BLOCK 9, THENCE NORTH 88D39'59" EAST 42.02 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 1D18'40" EAST 132.31 FEET TO THE NORTHLINE OF LOT 1, SAID BLOCK 9, THENCE SOUTH 88D39'30" WEST 41.90 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL # 24-011-0049

PARCEL 4

ALL OF LOT 4 AND A PART OF LOT 3, BLOCK 9, PLAT A, HUNTSVILLE SURVEY, WEBER COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST OF SAID LOT 3, BEING ON THE EAST LINE OF 7300 EAST STREET, AND BEING 386.36 FEET SOUTH 1D25'00" EAST ALONG THE CENTERLINE OF SAID 7300 EAST STREET AND 49.50 FEET NORTH 88D35'00" EAST FROM THE BRASSCAP MONUMENT AT THE INTERSECTION OF 300 SOUTH STREET AND SAID 7300 EAST STREET, AND RUNNING THENCE NORTH 1D25'00" WEST 72.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BEING THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK 9, PLAT "A", HUNTSVILLE SURVEY; THENCE NORTH 88D39'59" EAST 24702 FEET ALONG THE NORTHLINE OF SAID LOT 3, BEING THE SOUTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 3, BEING THE SOUTHEAST CORNER OF SAID LOT 4, THENCE SOUTH 1D21'50" EAST 71.94 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE SOUTH 88D38'10" WEST 246.96 FEET TO THE POINT OF BEGINNING.

PARCEL #: 24-011-0048