

Mail Recorded Deed and Tax Notice To:
Fragola Enterprises LLC, a Utah limited liability company
2188 South Creekside Drive
Heber, UT 84032



File No.: 107682-MKF

WARRANTY DEED

BFR Investment Company, LLC

GRANTOR(S) of Heber City, State of Utah, hereby Conveys and Warrants to

Fragola Enterprises LLC, a Utah limited liability company

GRANTEE(S) of Heber, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration,
the following described tract of land in **Wasatch** County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

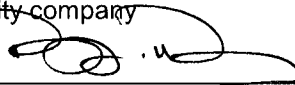
TAX ID NO.: 00-0010-9855, 00-0010-9590, 00-0010-9921, 00-0010-9830, 00-0020-9630, 00-0020-9631
and 00-0020-9632 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this ^{16th} ~~13th~~ day of November, 2018.

BFR Investment Company, LLC, a Utah limited liability company

BY: 
Burke Roney, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the ^{16th} ~~13th~~ day of November, 2018, personally appeared before me Burke Roney, who acknowledged himself to be the Manager of BFR Investment Company LLC, a Utah limited liability company, a limited liability company, and that he, as such manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



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EXHIBIT A Legal Description

PARCEL 1:

Northeast quarter of the Northwest quarter of Section 20, Township 4 South, Range 10 West, Uintah Special Base and Meridian.

PARCEL 2:

Beginning at the Southeast corner of the Southwest quarter of Section 17, Township 4 South, Range 10 West, Uintah Special Base and Meridian; thence West 80 rods; thence North 40 rods; thence East 20 rods; thence North 20 rods; thence East 20 rods; thence North 20 rods; thence East 20 rods; thence South 60 rods; thence East 20 rods; thence South 20 rods to the point of beginning.

PARCEL 3:

Beginning at a point which is North 87°08'21" East 317.86 feet from the Northwest corner of Section 20, Township 4 South, Range 10 West, Special Uintah Base and Meridian; thence North 88°56'15" East 990.43; thence South 00°32'59" East 1311.9 feet; thence North 88°59'11" East 1318.78 feet; thence South 00°27'35" East 654.05 feet; thence South 00°22'34" East 327.78 feet; thence North 89°00'53" East 2.74 feet; thence South 15°51'39" West 1851.77 feet; thence South 83°30'58" East 642.29 feet; thence South 12°27'14" West 1120.41 feet; thence South 89°33'20" West 2505.46 feet; thence South 88°56'08" West 1713.33 feet; thence along proposed Lot 3 to the right of way of a proposed County Road the following ten (10) calls: (1) thence North 00°05'55" East 1146.35 feet; (2) thence North 58°31'47" West 448.36 feet; (3) thence North 39°22'51" East 835.32 feet; (4) thence South 60°11'26" East 695.18 feet; (5) thence North 24°57'53" East 663.24 feet; (6) thence North 23°54'39" East 783.50 feet; (7) thence North 19°16'12" East 232.76 feet; (8) thence East 448.51 feet; (9) thence North 54°26'50" East 731.65 feet; (10) thence North 35°33'10" West 136.22 feet; thence along the West line of a proposed 60 foot County Road right of way along proposed Lot 3 the following four (4) calls: (1) thence along the arc of a 65.58 foot radius curve to the right 151.43 feet (central angle of 132°18'04" and a chord bearing North 47°43'59" West 119.96 feet); (2) thence along the arc of a 128.03 foot radius curve to the right 59.80 feet (central angle of 26°45'46" and a chord bearing North 31°47'56" East 59.26 feet); (3) thence along the arc of a 328.98 foot radius curve to the left 85.88 feet (central angle of 14°57'22" and a chord bearing North 37°42'08" East 85.63 feet); (4) thence along the arc of a 949.76 foot radius curve to the right 26.91 feet (central angle of 01°37'23" and a chord bearing North 31°02'09" East 26.90 feet) to a point along proposed Lot 2; thence along the West line of a proposed 60 foot County Road right of way along proposed Lot 2 the following two (2) calls: (1) thence along the arc of a 949.76 foot radius curve to the right 46.93 feet (central angle of 02°49'51" and chord bearing North 33°15'46" East 46.92 feet); (2) thence along the arc of a 1902.74 foot radius curve to the right 274.37 feet (central angle of 08°15'42" and a chord bearing North 38°48'33" East 274.13 feet) to a point along proposed Lot 1; thence along the West line of a proposed 60 foot County Road right of way along proposed Lot 1 the following two (2) calls: (1) thence along the arc of a 1902.74 foot radius curve to the right 268.78 feet (central angle of 08°05'37" and a chord bearing North 46°59'12" East 268.56 feet); (2) thence along the arc of a 1160.86 foot radius curve to the left 52.84 feet (central angle of 02°36'28" and a chord bearing North 49°43'47" East 52.83 feet); thence leaving the proposed County Road right of way and following the boundary of proposed Lot 1 the following five (5) calls: (1) thence North 47°48'05" West 312.09 feet; (2) thence South 75°12'42" West 601.60 feet; (3) thence South 54°26'50" West 557.87 feet; (4) thence West 121.00 feet; (5) thence North 27°06'59" East 1205.83 feet to the point of beginning.

Parcels 1, 2 and 3 above are also described by survey as one contiguous parcel as follows:

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Portions of land in Sections 17, 19, and 20, in Township 4 South, Range 10 West, Special Uintah Base and Meridian as follows:

Beginning at a point which is North 87°08'57" East 317.85 feet from the Northwest corner of Section 20, Township 4 South, Range 10 West, Special Uintah Base and Meridian and running thence North 88°56'53" East 990.51 feet along the North line of said Section 20 and the USFS boundary to a BOR monument; thence North 00°12'34" West 648.73 feet along the USFS boundary to a BOR monument; thence North 89°03'54" East 329.84 feet along the USFS boundary to BOR monument; thence North 00°13'38" West 324.03 feet along the USFS boundary to BOR monument; thence North 89°07'01" East 329.65 feet along the USFS boundary to a BOR monument; thence North 00°16'20" West 323.71 feet along the USFS boundary to a BOR monument; thence North 89°10'24" East 329.58 feet along the USFS boundary to BOR monument; thence South 00°17'24" East 970.11 feet along the USFS boundary to a BOR monument; thence North 89°00'45" East 330.17 feet along the USFS boundary to a BOR monument; thence South 00°20'39" East 323.02 feet along the USFS boundary to a BOR brass cap monument for the North quarter corner of Section 20, Township 4 South, Range 10 West, Special Uintah Base and Meridian; thence South 00°26'34" East 1313.09 feet along the USFS boundary and following the center of section line for Section 20 to a rebar with surveyor cap marked "145796"; thence South 00°26'34" East 654.05 feet along the USFS boundary to a BOR monument; thence South 00°21'33" East 327.78 feet along the USFS boundary; thence North 89°01'54" East 2.74 feet, more or less, to the Western boundary of the 40 Dam Acres Subdivision; thence South 15°52'40" West 1851.77 feet along the Western boundary of the 40 Dam Acres Subdivision, on file and of record in the office of the Wasatch County Recorder; thence South 83°29'57" East 642.29 feet along the boundary of said subdivision to the Western boundary of the Hundley Properties LC property; thence South 12°28'15" West 1120.33 feet, more or less, and along the Western boundary of the Hundley Properties LC property to the South line of Section 20, Township 4 South, Range 10 West; thence South 89°33'54" West 2504.65 feet along the South line of Section 20 to the 1966 BLM monument for the Southwest corner of Section 20, Township 4 South, Range 10 West; thence South 88°56'32" West 1713.33 feet along the South line of Section 19, Township 4 South, Range 10 West; thence North 00°06'19" East 1146.35 feet along the Easterly boundary of the Strawberry Pines Subdivision; thence North 58°31'23" West 448.36 feet along the boundary of the Strawberry Pines Subdivision; thence North 39°23'15" East 835.32 feet along the boundary of the Strawberry Pines Subdivision; thence South 60°11'02" East 695.18 feet along the boundary of the Strawberry Pines Subdivision; thence North 24°58'17" East 663.24 feet along the boundary of the Strawberry Pines Subdivision; thence North 23°55'03" East 783.50 feet along the boundary of the Strawberry Pines Subdivision; thence North 19°16'36" East 232.76 feet along the boundary of the Strawberry Pines Subdivision; thence South 89°59'36" East 448.51 feet along the boundary of the Strawberry Pines Subdivision; thence North 54°27'14" East 731.65 feet along the boundary of the Strawberry Pines Subdivision; thence North 35°32'46" West 136.22 feet to the West right-of-way line for a County Road known as Forest Road 090; thence along said right-of-way line (also the boundary of the Strawberry Pines Subdivision) the following eight courses: Northwesterly 151.43 feet along a 65.58 foot radius curve to the left with central angle of 132°18'01" and chord bearing North 47°43'35" West 119.96 feet; thence 59.80 feet along a 128.03 foot radius curve to the right with central angle of 26°45'42" and chord bearing North 31°48'16" East 59.26 feet; thence 85.88 feet along a 328.98 foot radius curve to the left with central angle of 14°57'25" and chord bearing North 37°42'25" East 85.64 feet; thence 26.91 feet along a 949.76 foot radius curve to the left with central angle of 01°37'24" and chord bearing North 31°02'24" East 26.91 feet; thence 46.93 feet along a 949.76 foot radius curve to the right with central angle of 02°49'52" and chord bearing North 33°16'02" East 46.93 feet; thence 274.37 feet along a 1902.74 foot radius curve to the right with central angle of 08°15'43" and chord bearing North 38°48'50" East 274.13 feet; thence 268.78 feet along a 1902.74 foot radius curve to the right with central angle of 08°05'37" and chord bearing North 46°59'29" East 268.56 feet; thence 52.84 feet along a 1160.86 foot radius curve to the right with central angle of 02°36'29" and chord bearing North 49°44'04" East 52.84 feet; thence North 47°47'41" West 312.09 feet along the boundary of the Strawberry Pines Subdivision; thence South 75°13'06" West 601.60 feet along the boundary of the Strawberry Pines Subdivision; thence South 54°27'14" West 557.87 feet along the boundary of the Strawberry Pines Subdivision; thence North

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89°59'36" West 121.00 feet along the boundary of the Strawberry Pines Subdivision; thence North 27°07'23" East 1205.74 feet along the boundary of the Strawberry Pines Subdivision to the point of beginning.