When Recorded Mail to: VON H. WHITBY, Manager Red Cliff Ranch Management, LLC 1739 Devoushire Drive Salt Lake City, Utah 84108

\$13.00 Check Filed By: TC PEGGY FOY SULSER. Recorder WASATCH COUNTY CORPORATION For: MABEY LYNN BENSON

LIMITED WARRANTY DEED

VON H. WHITBY, acting as Grantor, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, hereby conveys and warrants, with limited warranties, to REDCLIFF RANCH MANAGEMENT, LLC, a Utah Limited Liability Company, as Grantee, whose address is, 1739 Devonshire Drive, Salt Lake City, Utah 84108, the following described tract of land with all improvements and appurtenances, lying and situated in Wasatch County. State of Utah:

DESCRIBED IN EXHIBIT "A" ATTACHED

the coverage and protection afforded to Grantor, under any policy of title insurance, directly or indirectly, insuring Grantor's title interest in the aforedescribed property or warranting Grantor's title under predecessor warranty deeds.

ITAX PARCEL NO. 06-0009-89001. Grantor warrants title to Grantee to the fullest extent possible, but limited to and not exceeding WITNESS, the hand of said Grantor, this 54th day of ___ DECEMBER_ 2018. **GRANTOR:** RGINIA M. WHITBY, Spouse of Von.H. Whitby, Joins in this conveyance without warranties. STATE OF UTAH SS. COUNTY OF SALT LAKE day of December . 2018, personally appeared before me the undersigned Notary Public, VON H. WHITBY, who is known to me and who duly acknowledged to me that he executed the foregoing instrument in his capacity as Grantor, and VIRGHMA M. WHITBY, personally appeared and duly acknowledged to me that she joined in the cony capacity as Von H. Whitby's spouse and as a Co-Grantor. Notary Public 2-f-18, n tid

Exhibit A

Commencing at a point 1970 feet North and 1435 feet West from the Southeast Corner of Section 4, Township 4 South, Range 6 East, Salt Lake Base and Meridian; and running thence East 115 feet, thence North 11°48'00" West 201 feet; thence West 320.0 feet; thence South 45° East 295.0 feet, more or less to the point of beginning.

Subject to a Right of Way for Roads & Utilities over the Easterly part thereof.

BEGINNING NORTH 2110.37 FEET And WEST 1435 FEET FROM SOUTHEAST CORNER SECTION 4, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE MERIDIAN; THENCE NORTH 45° WEST 295 FEET; THENCE EAST 320 FEET; THENCE SOUTH 00°11'48" EAST 276 FEET; THENCE WEST 115 FEET; THENCE NORTH 75 FEET TO BEGINNING.

00-0009-8900