

Recording Requested by:
First American Title Insurance Company
150 North Main Street, Suite 103A
Heber, UT 84032
(435)654-1414

Mail Tax Notices to and
AFTER RECORDING RETURN TO:
Wolfbone Properties, LLC
14 Valley Ridge Rd.
Fort Worth, TX 76107

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **380-5968979 (nh)**
A.P.N.: **00-0020-8062**

Double O Ranch LLC and Double O Ranch LLC, a Utah limited liability company, Grantor,
of **Albuquerque**, County, State of **NM**, hereby CONVEY AND WARRANT to


Wolfbone Properties, LLC, a Texas limited liability company, Grantee, of **Fort Worth**, County,
State of **TX**, for the sum of Ten Dollars and other good and valuable considerations the following
described tract(s) of land in **Wasatch** County, State of **Utah**:

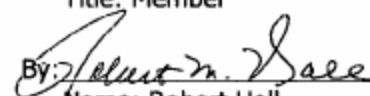
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to easements, restrictions and rights of way appearing of record and general property taxes for
the year 2019 and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 22, 2019**.

Double O Ranch LLC and Double O Ranch LLC, a
Utah limited liability company

By: 
Name: Jolyn Hall
Title: Member

By: 
Name: Robert Hall
Title: Member

A.P.N.: 00-0020-8062

Warranty Deed - continued

File No.: 380-5968979 (nh)

Double O Ranch LLC, a Utah limited liability company

By: [Signature]
 Name: Jolyn Hall
 Title: Member

By: [Signature]
 Name: Robert Hall
 Title: Member

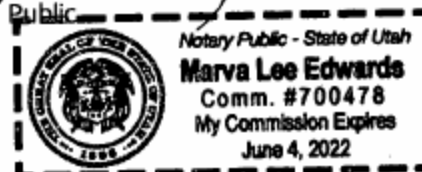
STATE OF Utah)
 County of Wasatch) ss.

On August 22, 2019, before me, the undersigned Notary Public, personally appeared **Jolyn Hall and Robert Hall, Members of Double O Ranch LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 6/4/22

Notary Public



STATE OF Utah)
 County of Wasatch) ss.

On August 22, 2019, before me, the undersigned Notary Public, personally appeared **Jolyn Hall and Robert Hall, Members of Double O Ranch LLC, a Utah limited liability company**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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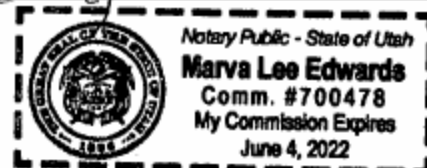


EXHIBIT "A "

Escrow No. **380-5968979 (nh)**
 A.P.N.: **00-0020-8062**

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°38'45" WEST ALONG THE SECTION LINE, 3250.50 FEET; THENCE NORTH 0°56'11" EAST 4062.81 FEET TO AN EXISTING FENCE LINE; THENCE NORTH 0°01'56" WEST ALONG SAID FENCE LINE 1505.25 FEET, MORE OR LESS, TO THE INTERSECTION OF AN EAST-WEST FENCE LINE; THENCE ALONG SAID EAST-WEST FENCE, THE FOLLOWING 7 CALLS: NORTH 77°19'07" EAST 441.40 FEET; THENCE NORTH 75°38'57" EAST 86.08 FEET; THENCE NORTH 72°58'15" EAST 160.62 FEET; THENCE NORTH 71°06'42" EAST 207.32 FEET; THENCE NORTH 66°40'20" EAST 135.78 FEET; THENCE NORTH 63°31'35" EAST 116.03 FEET; THENCE NORTH 61°43'40" EAST 71.60 FEET TO THE END OF SAID FENCE LINE; THENCE NORTH 60°36'52" EAST 84.04 FEET; MORE OR LESS, TO THE CENTER LINE OF CENTER CREEK; THENCE ALONG A MEANDER LINE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CENTER CREEK TO THE INTERSECTION OF THE EAST SECTION LINE OF SECTION 31; THENCE SOUTHERLY, ALONG AN EXISTING FENCE LINE 3962.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING: BEGINNING AT A POINT 21 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE MERIDIAN (SLM); THENCE NORTH 35° WEST 1.96 CHAINS; THENCE NORTH 29°45' WEST 3.8 CHAINS; THENCE NORTH 47°15' WEST 3.04 CHAINS; THENCE NORTH 24° WEST TO A POINT NORTH 71°24' EAST OF A POINT 1,585 FEET WEST AND NORTH 37° WEST 400.6 FEET AND NORTH 26°51' WEST 253.8 FEET FROM SOUTHEAST CORNER OF SECTION 30, THENCE SOUTH 71°24' WEST TO SAID POINT; THENCE SOUTH 26°51' EAST 253.8 FEET; THENCE SOUTH 37° EAST 400.6 FEET TO SECTION LINE; THENCE EAST 199 FEET TO THE POINT OF BEGINNING.

ALSO THAT PORTION OF LAND LYING SOUTH AND WEST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AND LESS AND EXCEPTING THAT PORTION OF LAND LYING NORTH AND EAST OF THE HEREINAFTER DESCRIBED SURVEY LINE, AS CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 08, 2018 AS ENTRY NO. 449084 IN BOOK 1217 AT PAGE 106 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF CENTER CREEK ROAD, SAID POINT BEING NORTH 752.54 FEET AND EAST 3559.83 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 01°19'21" WEST 2685.24 FEET FROM SAID NORTHWEST CORNER) IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING 50 COURSES: (1) SOUTH 17°27'36" EAST 85.64 FEET; (2) SOUTH 23°10'54" EAST 62.40 FEET; (3) SOUTH 34°54'05" EAST 90.72 FEET; (4) SOUTH 39°34'07" EAST 23.70 FEET; (5) SOUTH 28°51'37" EAST 29.78 FEET; (6) SOUTH 19°01'00" EAST 35.48 FEET; (7) SOUTH 22°16'34" EAST 113.50 FEET; (8) SOUTH 22°16'21" EAST 42.07 FEET; (9) SOUTH 43°43'40" EAST 113.71 FEET; (10) SOUTH 45°46'42" EAST 117.43 FEET; (11) SOUTH 41°53'32" EAST 77.79 FEET; (12) SOUTH 33°44'33" EAST 38.66 FEET; (13) SOUTH 25°25'24" EAST 41.48 FEET; (14) SOUTH 13°03'26" EAST 73.84 FEET; (15) SOUTH 00°33'46" WEST 62.85 FEET; (16) SOUTH 12°45'39" EAST 50.98 FEET; (17) SOUTH 33°00'43" EAST 47.51 FEET; (18) SOUTH 21°32'51" EAST 20.52 FEET; (19) SOUTH 18°30'48" EAST 135.73 FEET; (20) SOUTH 48°06'58" EAST 102.65 FEET ALONG THE REMNANTS OF AN OLD FENCE; (21) SOUTH 24°56'18" EAST 54.69 FEET ALONG THE REMNANTS OF AN OLD FENCE; (22) SOUTH 30°47'33" EAST 16.95 FEET; (23) SOUTH 31°14'18" EAST 24.77 FEET; (24) SOUTH 53°29'29" EAST 36.32 FEET; (25) SOUTH 20°31'45" EAST 17.19 FEET; (26) SOUTH 06°05'33" EAST 31.20 FEET; (27) SOUTH 33°59'08" EAST 28.06 FEET; (28) SOUTH 24°48'11" EAST 24.31 FEET; (29) SOUTH 21°58'38" EAST 26.55 FEET; (30) SOUTH 36°51'12" EAST 90.63 FEET; (31) SOUTH 38°16'54" EAST 52.91 FEET; (32) SOUTH 37°13'11" EAST 38.22 FEET; (33) SOUTH 48°45'32" EAST 69.15 FEET; (34) SOUTH 51°46'46" EAST 39.56 FEET; (35) SOUTH 51°12'48" EAST 48.39 FEET; (36) SOUTH 57°46'42" EAST 74.08 FEET; (37) SOUTH 51°24'20" EAST 70.53 FEET; (38) SOUTH 54°11'17" EAST 54.11 FEET; (39) SOUTH 53°29'23" EAST 59.92 FEET; (40) SOUTH 60°16'12" EAST 103.36 FEET; (41) SOUTH 63°33'50" EAST 62.38 FEET; (42) SOUTH 63°38'20" EAST 36.49 FEET; (43) SOUTH 53°51'34" EAST 32.88 FEET; (44) SOUTH 44°47'50" EAST 199.26 FEET; (45) SOUTH 39°20'42" EAST 54.70

FEET; (46) NORTH 81°11'39" EAST 88.58 FEET; (47) NORTH 85°51'03" EAST 96.32 FEET; (48) NORTH 84°26'52" EAST 43.00 FEET; (49) SOUTH 57°23'21" EAST 87.93 FEET; (50) SOUTH 54°49'15" WEST 98.79 FEET; THENCE SOUTH 00°46'45" WEST 3922.05 FEET AND TERMINATING AT THE SOUTHEAST CORNER OF SECTION 31, AS SHOWN ON RECORD OF SURVEY FILE NO. 0002960, RECORDED IN THE SURVEYOR'S OFFICE, WASATCH COUNTY, UTAH.

PARCEL 1A:

TOGETHER WITH A RIGHT-OF-WAY EASEMENT 60 FEET IN WIDTH, AS ESTABLISHED BY THAT DECLARATION OF AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 08, 2018 AS ENTRY NO. 449085 IN BOOK 1217 AT PAGE 114 OF OFFICIAL RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, TO WIT:

BEGINNING NORTH 472.40 FEET AND EAST 3666.18 FEET FROM THE 1998 WASATCH COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN (THE 1998 WASATCH BRASS CAP MONUMENT FOR THE WEST QUARTER CORNER OF SAID SECTION BEARS SOUTH 01°19'21" WEST 2685.24 FEET FROM SAID NORTHWEST CORNER IN CONFORMANCE WITH THE UTAH STATE COORDINATE SYSTEM CENTRAL ZONE BEARINGS, NAD 83); AND RUNNING THENCE NORTH 25°08'46" WEST 218.47 FEET; THENCE NORTH 09°19'02" WEST 83.35 FEET MORE OR LESS TO THE CENTERLINE OF CENTER CREEK ROAD; THENCE ALONG THE CENTERLINE OF CENTER CREEK ROAD, THE FOLLOWING TWO COURSES: (1) SOUTH 45°53'25" EAST 50.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE LEFT (NORTHEAST) AND HAVING A RADIUS OF 75.60 FEET; (2) THENCE ALONG SAID CURVE 38.87 FEET AND THROUGH A CENTRAL ANGLE OF 29°27'17" (CHORD BEARING AND DISTANCE BEING SOUTH 60°37'02" EAST 38.44 FEET); THENCE SOUTH 09°19'02" EAST 10.54 FEET; THENCE SOUTH 25°08'46" EAST 210.13 FEET; THENCE SOUTH 64°51'14" WEST 60.00 FEET TO THE POINT OF BEGINNING.