

Mail Tax notice to:  
Grantee  
4685 South Highland Drive, Suite 224  
Holladay, UT 84117  
MNT File No.: 69900  
Tax ID No.: 00-0020-8158 and 00-0020-8166

## SPECIAL WARRANTY DEED

Klaim, LLC, a Utah limited liability company

**GRANTOR** of Holladay, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under it only to:

Solstice Homes, LLC, a Utah limited liability company

**GRANTEE** of 4685 South Highland Drive, Suite 224, Holladay, UT 84117 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Wasatch County, State of Utah:

Parcel 1:

Beginning at the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, having State Plane Coordinates Y=2 257581.916 meters and x= 508 809.4945 meters, and running thence, using State Plane Coordinate Bearings, NAD 93: South 00°20'08" East (deed; South 00°19'23" East) 1309.61 feet, thence South 89°25'31" West (deed: South 89°26'16" West) 1336.577 feet (to close)(Deed: 1336.60 feet), thence South 00°08'33" East (deed: South 00°07'48" East) 510.534 feet to the Northerly Right of Way Line of Highway 289, thence North 47°34'24" West 608.635 feet along said Right of Way to the Easterly line of Evelyn Rodeback's property, thence leaving said Right of Way North 00°04'41" West (deed: North 00°03'56" West) 1408.72 feet to the North Line of said Section 17, thence North 89°32'34" East (deed: North 89°33'19" East) 1778.805 feet to the point of beginning.

Parcel 2:

A parcel of land located in the West one-half of the Northeast quarter and the East one-half of the Northwest quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point South 89°33'19" West 1778.805 feet and South 00°03'56" East 877.49 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 00°03'56" East 875.55 feet; thence South 89°23'57" West 1114.71 feet; thence North 00°05'38" East 877.09 feet; thence North 89°28'38" East 1112.25 feet to the point of beginning.

Less and excepting that portion belonging to the United States of America pursuant to Warranty Deed recorded December 14, 1987 with Entry No. 44409 in Book 196 at Page 385, Wasatch County, State of Utah Official Records.

Also, less and excepting any portion of the above described legal that lies South and Southwesterly of the Northerly line of State Highway S.R. 248.

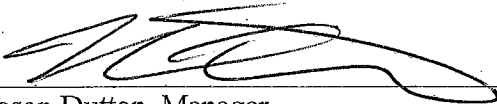
**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s), 2 day of October, 2019.

Klaim, LLC, a Utah limited liability company  
By: Jordanelle Ranch, LLC, a Utah limited liability company, Managing Member



Chris Ensign, Manager



Mason Dutton, Manager

State of Utah County of Salt Lake )ss:

On this date, October 2, 2019, personally appeared before me Mason Dutton and Chris Ensign who being by me duly sworn did say that they are Managers of Jordanelle Ranch LLC which is the Managing Member of Solstice Homes, LLC, a Utah limited liability company and Klaim, LLC, a Utah limited liability company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Mason Dutton and Chris Ensign acknowledged to me that said limited liability company executed same.

  
Notary Public

