

Send Tax Notices to:

Pine Valley Investments, LLC
12904 Moose Hollow Dr.
Draper, UT 84020

QUIT CLAIM DEED

Grantor: Killpack Capital Holdings, LLC, a Utah limited liability company (the "Grantor") hereby conveys to Grantee the following described real estate situated in Wasatch County, Utah.

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration received from the Grantee.

Grantee: Pine Valley Investments, LLC, a Utah limited liability company (the "Grantee").

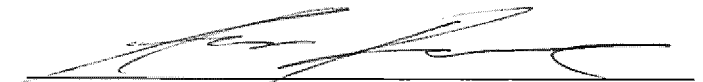
Grantee Address: 12904 Moose Hollow Dr., Draper, UT 84020.

Legal Description: Attached as Exhibit "A"

Parcel Numbers: 00-0005-9191 and 00-0005-9183 and 00-0005-9134 and 00-0005-9183

Subject to all easements, restrictions, rights-of-way and reservations of record and those enforceable in law and equity.

Dated February 15, 2023


Adam Killpack, Managing Member of Killpack
Capital Holdings, LLC

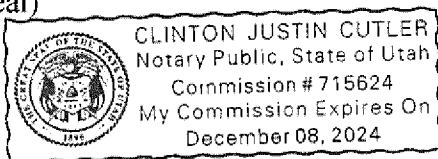
STATE OF UTAH

COUNTY OF SALT LAKE

)
) ss.
)

The foregoing instrument was acknowledged before me on February 15, 2023, by Adam Killpack, Managing Member of Killpack Capital Holdings, LLC.

(Seal)



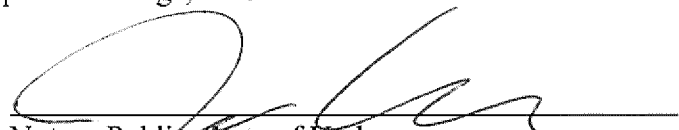

Notary Public, State of Utah

EXHIBIT "A"

PARCELS 1 AND 2

The certain real property located in Wasatch County, Utah, and more particularly described as follows:

Parcel 1: Beginning at a point 4.28 chains East, 1507.08 feet North 0°48' East and 76.6 feet North from the Southwest Corner of Section 5, Township 4 South, Range 5 East of the Salt Lake Meridian; and running thence North 274.5 feet; thence East 541.7 feet; thence South 5° East 275.5 feet; thence West 569.1 feet to the place of beginning.

Together with: Any property conveyed by Wasatch County School District in that certain Quit Claim Deed recorded 21 March 2012 as Entry No. 377272, in Book 1052, at Page 108, in the office of the Wasatch County Recorder.

Less and Excepting: All property that lies within the Autozone Subdivision as described in the official plat on file in the office of the Wasatch County Recorder.

Parcel 2: Beginning 4.28 chains East and 1517.68 feet North 0°48'00" East from the Southwest corner of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian; thence North 66 feet; thence East 230 feet; thence South 66 feet; thence West 230 feet to the point of beginning.

Also: In Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian, beginning at a point being North 19°34'21" East 1604.90 feet from the Southwest corner of said Section (basis of bearings being North 89°54'13" East 2657.84 feet between two found Wasatch County Monuments at the Southeast corner and South Quarter corner of said Section 5); thence North 00°18'40" East 83.34 feet; thence South 89°31'32" East 173.00 feet along an existing fence line; thence South 00°18'40" West 83.34 feet; thence North 89°31'32" West 173.00 feet to the point of beginning.

Tax Parcel No.: 00-0005-9191 and 00-0005-9183

The following is shown for information purposes only:

Property Address: 835 and 825 South Main Street, Heber, UT 84032

PARCELS 3 AND 4

The certain real property located in Wasatch County, Utah, and more particularly described as follows:

BEGINNING AT A FOUND REBAR AND CAP MARKING THE SOUTHEAST CORNER OF THE HISTORIC RANCH RESTORATIONS, LLC PROPERTY AS REFERENCED IN THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 478489 OF THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH, SAID POINT OF BEGINNING BEING NORTH 89°54'13" EAST 710.72 FEET ALONG THE SECTION LINE AND NORTH 1510.04 FEET FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN: (BASIS OF BEARINGS BEING NORTH 89°54'13" EAST 2657.84 FEET BETWEEN THE FOUND WASATCH COUNTY MONUMENTS AT THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SAID SECTION 5);

THENCE NORTH 00°18'40" EAST ALONG THE EAST BOUNDARY OF SAID HISTORIC RANCH

RESTORATIONS, LLC PROPERTY 83.34 FEET TO A FOUND REBAR AND CAP MARKING THE NORTHEAST CORNER OF SAID HISTORIC RANCH RESTORATIONS, LLC PROPERTY AND AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE NORTH 89°43'21" EAST 142.95 FEET TO THE WEST BOUNDARY OF THE WASATCH COUNTY SCHOOL DISTRICT PROPERTY AS REFERENCED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 102592 OF THE OFFICIAL RECORDS OF WASATCH COUNTY, UTAH; THENCE ALONG SAID WASATCH COUNTY SCHOOL DISTRICT PROPERTY WEST BOUNDARY THE FOLLOWING 2 COURSES: (1) SOUTH 05°00'00" EAST 33.31 FEET, (2) SOUTH 16°00'00" EAST 54.29 FEET; THENCE NORTH 89°31'32" WEST 161.27 FEET TO SAID FOUND REBAR AND CAP AND THE POINT OF BEGINNING.

Tax Parcel No.: 00-0005-9134 and 00-0005-9183

The following is shown for information purposes only:

Property Address: .32 acres, Heber City, UT 84032