

Mail Recorded Deed and Tax Notice To:
FlyWay Holdings LLC
6956 West 13700 South
Herriman, UT 84096



COTTONWOOD
TITLE

File No.: 136833-MCF

WARRANTY DEED

Grantsville Heights LLC, a Utah limited liability company, DJM Real Estate Holdings, LLC, a Utah limited liability company, and N Brockbank Investments, LLC, a Utah limited liability company, and Brockbank 5 LLC, a Utah limited liability company, as their interests may appear

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

FlyWay Holdings LLC, a Nevada limited liability company

GRANTEE(S) of Herriman, 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 **Tooele County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 01-065-0-0065 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 22nd day of July, 2021.

Grantsville Heights LLC, a Utah limited liability
company

BY: Nathan Brockbank Manager
Nathan Brockbank, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2021, before me, personally appeared Nathan Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Grantsville Heights LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public



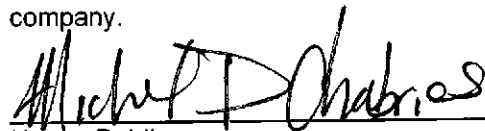
DJM Real Estate Holdings, LLC, a Utah limited liability company

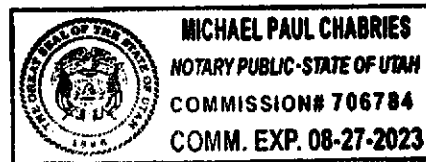
BY: 
Devin Meier, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2021, before me, personally appeared Devin Meier, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of DJM Real Estate Holdings, LLC, a Utah limited liability company.


Notary Public



N Brockbank Investments, LLC, a Utah
limited liability company

BY: Nathan Brockbank *manager*
Nathan Brockbank, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2021, before me, personally appeared Nathan Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of N Brockbank Investments, LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public



Brockbank 5 LLC, a Utah limited liability company

BY *Nathan Brockbank* Manager
Nathan Brockbank, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2021, before me, personally appeared Nathan Brockbank, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of Brockbank 5 LLC, a Utah limited liability company.

Michael Paul Chabries
Notary Public

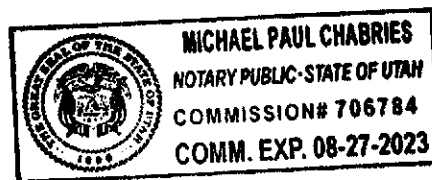


EXHIBIT A Legal Description

A parcel of land lying and situate in the Northeast quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, Grantsville City, Tooele County, Utah, a portion of that particular parcel of land described in that certain Warranty Deed recorded as Entry No. 451002 of the Tooele County Records. Basis of Bearing for subject parcel being North 01°00'14" West 2643.88 feet (measured) between the Tooele County brass cap monuments monumentalizing the East line of the Northeast quarter of said Section 35. Subject parcel being more particularly described as follows:

Commencing at the Tooele County brass cap monument, stamped 1982, which is monumenting the East quarter corner of said Section 35; thence South 89°04'55" West 1383.52 feet coincident with the Center quarter section line of said Section 35 to the true point of beginning; thence continuing coincident with said quarter section line South 89°04'55" West 2026.77 feet; thence departing said section line North 00°53'03" West 33.00 feet; thence South 89°04'55" West 593.20 feet; thence North 61°47'21" East 1372.38 feet; thence North 49°26'50" East 181.86 feet; thence North 00°26'21" East 147.12 feet; thence North 89°05'18" East 109.13 feet; thence North 00°59'28" West 66.00 feet to a point of curvature of said 15.00 radius curve; thence Northerly 23.55 feet along the arc of a 15.00 foot radius curve to the left (center bears North 01°01'36" West) through a central angle of 89°57'32" to a point of tangency; thence North 89°05'50" East 66.00 feet to a point of curvature of a 15.00 foot radius curve; thence Easterly 23.54 feet along the arc of said 15.00 foot radius curve to the left (center bears North 89°00'52" East) through a central angle of 89°56'04" to a point of tangency; thence North 89°04'49" East 450.94 feet; thence North 00°59'24" West 165.23 feet; thence North 89°04'48" East 660.91 feet; thence North 00°59'41" West 187.70 feet; thence North 56°28'01" East 213.52 feet; thence South 51°46'29" East 73.41 feet to a point on the Westerly boundary of Little Reno Estates; thence South 00°38'32" East 262.02 feet to a point on the North boundary of Hawthorn Estates Phase 1; thence the following ten (10) courses coincident with the perimeter of said Hawthorn Estates, Phases 1 and 2, (1) South 89°21'28" West 55.50 feet; (2) South 02°39'03" West 160.15 feet; (3) South 89°04'49" West 324.33 feet; (4) South 00°59'41" East 231.84 feet; (5) North 89°00'19" East 31.75 feet; (6) South 00°59'41" East 400.00 feet; (7) South 05°35'34" East 80.26 feet; (8) South 20°03'09" East 84.64 feet; (9) South 20°04'49" East 84.65 feet; (10) South 00°55'05" East 119.78 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quit Claim Deed recorded December 19, 2019 as Entry No. 500066 in the Tooele County Recorder's office, to-wit:

A parcel of land, situate in the Southeast quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian. The basis of bearing for this survey is the line between the found monuments at the East quarter corner and Southeast corner of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian, which bears North 00°22'23" West 2644.01 feet. Said parcel also located in Tooele County, Utah, more particularly described as follows:

Beginning at the East quarter of Section 35, Township 2 South, Range 6 West, Salt Lake Base and Meridian and running thence South 89°42'29" West 1,481.43 feet along the section line to the rebar and cap for the Edward Watson Northeast property corner; thence North 00°22'33" West 5.00 feet; thence North 89°42'29" East 667.74 feet; thence Easterly 210.49 feet along the arc of a 1,792.15 foot radius non-tangent curve to the left (center bears North 00°17'32" West and the long chord bears North 86°20'35" East 210.37 feet through a central angle of 06°43'46"); thence Easterly 130.44 feet along the arc of a 1,110.63 foot radius non-tangent curve to the right (center bears South 07°01'17" East and the long chord bears North 86°20'35" East 130.36 feet through a central angle of 06°43'45"); thence North 89°42'28" East 51.96 feet; thence Easterly 164.78 feet along the arc of a 879.16 foot radius tangent curve to the left (center bears North 00°17'32" West and the long chord bears North 84°20'18" East 164.54 feet through a central angle of 10°44'20"); to a point of reverse curvature; thence Easterly 100.13 feet along the arc of a 1,005.00 foot radius tangent curve to the right (center bears South 11°01'52" East and the long chord bears North 81°49'23" East 100.09 feet through a central angle of 05°42'30"); thence South 89°53'05"

East 158.56 feet to the section line; thence South $00^{\circ}22'33''$ East 53.00 feet along the section line, to the point of beginning.