

Mail Recorded Deed & Tax Notice To:  
Independence Flat, LLC, a Utah limited liability company  
136 W Cherry Cir  
Memphis, TN 38117



File No.: 190398-CAP

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## WARRANTY DEED

Wolfbone Properties, LLC, a Texas limited liability company,

**GRANTOR(S)**, of Fort Worth, State of Texas, hereby conveys and warrants to

Independence Flat, LLC, a Utah limited liability company,

**GRANTEE(S)**, of Memphis, State of Tennessee

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Wasatch County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 00-0020-8068, 00-0020-8057 and 00-0020-8062 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2025 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, 2025.

Wolfbone Properties, LLC, a Texas limited liability company

BY: Jason Hoisager  
Signed with **Stavvy**  
Jason Hoisager  
Manager

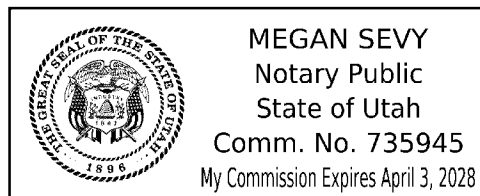
STATE OF UTAH

COUNTY OF SALT LAKE

On this 22nd day of July, 2025, before me, personally appeared Jason Hoisager, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Wolfbone Properties, LLC, a Texas limited liability company.

Megan Sevy  
Signed with **Stavvy**

Notary Public



Notarized remotely via audio/video communication using Stavvy

## EXHIBIT A

### Legal Description

#### 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 8, 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:

A RIGHT-OF-WAY EASEMENT 60 FEET IN WIDTH, AS ESTABLISHED BY THAT DECLARATION OF AND RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 8, 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.