

Mail Recorded Deed & Tax Notice To:
Shoshone Village, LLC, a Utah limited liability company
333 E. Coventry Way
Stansbury Park, UT 84074



File No.: 163300-RDP

WARRANTY DEED

Shoshone Village, LLC, a Utah limited liability company

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

Shoshone Village, LLC, a Utah limited liability company, as to an undivided 32% interest and Oquirrh Point Development, LLC, a Utah limited liability company, as to an undivided 52% interest

GRANTEE(S) of Stansbury Park, 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.: 01-401-0-0001, 01-401-0-0002 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

NOTE: This deed is presented for the purposes of splitting Grantor's undivided 84% ownership interest such that Grantor reserves an undivided 32% ownership while granting the balance of 52% to Oquirrh Point Development, LLC, a Utah limited liability company. The resulting undivided ownership interests of each party referenced herein as Grantee will be the aggregate of the original 84% interest acquired under that certain Warranty Deed recorded October 7, 2022 as Entry No. 58074: 500754

RESERVING UNTO GRANTOR all right title and interest in and to appurtenant water rights including but not limited to Utah Water Right Numbers 15-4578, 15-5217, Change Application a44692, 15-5285, Change Application a40755, 15-878, 15-4579, 15-4646, Change Application a44593, 15-5218, 15-4925, a33992.

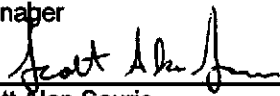
[Signature on following page]

Dated this 21ST day of December, 2022.

Shoshone Village, LLC, a Utah limited liability company

By: Elite Building Group, Inc.,
a Utah Corporation

Its: Manager

BY: 
Scott Alan Sauric
President

BY: Prospera of Erda LLC,
a Utah limited liability company

Its: Manager

BY: _____
Sean Clark
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 21ST day of December, 2022, before me, personally appeared Scott Alan Sauric, 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 Elite Building Group, Inc., a Utah corporation, which entity is named as Manager to Shoshone Village, LLC, a Utah limited liability company.


Notary Public



STATE OF UTAH

COUNTY OF _____

On _____ day of December, 2022, before me, personally appeared Sean Clark, 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 Prospera of Erda LLC, a Utah limited liability company, which entity is named as Manager to Shoshone Village, LLC, a Utah limited liability company.

Notary Public

Dated this 22 day of December, 2022.

Shoshone Village, LLC, a Utah limited liability company

By: Elite Building Group, Inc.,
a Utah Corporation
Its: Manager

BY: _____
Scott Alan Sauric
President

BY: Prospera of Erda LLC,
a Utah limited liability company
Its: Manager

BY: DSR _____
Sean Clark
Manager

STATE OF UTAH

COUNTY OF _____

On _____ day of December, 2022, before me, personally appeared Scott Alan Sauric, 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 Elite Building Group, Inc., a Utah corporation, which entity is named as Manager to Shoshone Village, LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH

COUNTY OF Utah

On 22 day of December, 2022, before me, personally appeared Sean Clark, 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 Prospera of Erda LLC, a Utah limited liability company, which entity is named as Manager to Shoshone Village, LLC, a Utah limited liability company.

Jessica Higgins
Notary Public

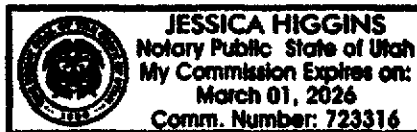


EXHIBIT A
Legal Description

PARCEL 1:

A PARCEL OF LAND, SITUATE IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°39'05" EAST 2,641.25 FEET ALONG THE SECTION LINE TO THE EAST SECTION LINE OF SAID SECTION; THENCE SOUTH 00°25'49" EAST 1,224.50 FEET ALONG SAID SECTION LINE TO THE NORTH LINE OF THE DEDICATED PUBLIC RIGHT-OF-WAY ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY NO. 278669; THENCE SOUTH 89°38'34" WEST 3,670.10 FEET ALONG SAID NORTH LINE; THENCE NORTH 00°25'27" WEST 1,225.05 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°39'05" EAST 1,028.72 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND, SITUATE IN THE NORTH HALF OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING SOUTH 89°39'05" WEST 1028.72 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°25'27" EAST 1,225.05 FEET TO THE NORTH LINE OF THE DEDICATED PUBLIC RIGHT-OF-WAY ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY #278669; THENCE SOUTH 89°38'34" WEST 1,481.56 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF STATE ROAD-36; THENCE NORTH 00°25'00" WEST 554.68 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF D.R. DAVIS PUD AMENDED SUBDIVISION ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE IN ENTRY #252513; THENCE NORTH 89°39'05" EAST 908.51 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 00°25'43" WEST 670.59 FEET ALONG EAST LINE OF SAID SUBDIVISION TO THE SECTION LINE; THENCE NORTH 89°39'05" EAST 573.03 FEET ALONG SAID SECTION LINE, TO THE POINT OF BEGINNING.