Entry #: 594463 10/02/2023 03:50 PM SPECIAL WARRANTY DEED

Page: 1 of 11

FEE: \$40.00 BY: COTTONWOOD TITLE INSURANCE AGENCY Jerry Houghton, Tooele County, Recorder

STATE 10/12/2023

Mail Recorded Deed & Tax Notice To: EHD Investment, LLC, a Utah limited liability company 13 Pier Place Stansbury Park, UT 84074



SPECIAL WARRANTY DEED

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 and Alpine Haverhill Holdings, L.C., a Utah limited liability company, as to an undivided 16% ownership interest

GRANTOR(S), of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

EHD Investment, LLC, a Utah limited liability company,

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 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

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STATE 10/12/2023

Dated this 2 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company By: Elite Building Group, Inc., a Utah Corporation Its: Manager Scott Alan Sauric President BY: Prospera of Erda LLC, a Utah limited liability company Its: Manager BY: Sean Clark Manager Oquirrh Point Development, LLC, a Utah limited liability company Joe White /Manager Deraid Anderson Manager Alpine Haverhill Holdings, L.C., a Utah limited liability company

BY:

Aaron B. Frazier Manager

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Dated this <u>21</u> day of September, 2023.

company
By: Elite Building Group, Inc., a Utah Corporation Its: Manager
BY:Scott Alan Sauric
Scott Alan Sauric President
BY: Prospera of Erda LLC, a Utah limited liability company Its: Manager
BY: Assembly Sean Clark Manager
Oquirrh Point Development, LLC, a Utah limited liability company
BY:
Joe White Manager
BY:
Derald Anderson Manager
Alpine Haverhill Holdings, L.C., a Utah limited liability company
BY:
Aaron B. Frazier Manager

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STATE 10/12/2023

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
Oquirrh Point Development, LLC, a Utah limited liability company
BY: Joe White Manager
BY: Derald Anderson Manager
Alpine Haverhill Holdings, L.C., a Utah limited liability company BY:
Aaron B. Frazier Manager

Entry: 594463 Page 5 of 11

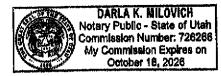
STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this 1 day of September, 2023, 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 of Shoshone Village, LLC, a Utah limited liability

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this _____ day of September, 2023, 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 of Shoshone Village, LLC, a Utah limited liability company.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this day of September, 2023, before me, personally appeared Joe White, 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 Oquirrh Point Development, LLC, a Utah limited liability.company.

Notary Public

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 16, 2026

Entry: 594463 Page 6 of 11

STATE 10/12/2023

STATE OF UTAH
COUNTY OF SALT LAKE
On this day of September, 2023, 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 of Shoshone Village, LLC, a Utah limited liability company.
Notary Public
STATE OF UTAH
COUNTY OF SALT LAKE
On this <u>21</u> day of September, 2023, 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 of Shoshone Village, LLC, a Utah limited liability company.
Veroly Bradsha
Notary Public VERA LYN BRADSHAW Notary Public State of Utah My Commission Expires on: May 19, 2027
STATE OF UTAH Comm. Number: 731260
COUNTY OF SALT LAKE
On this 29 day of September, 2023, before me, personally appeared Joe White, 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 Oquinh Point Development, LLC, a Utah limited liability company.

DARLA K. MILOVICH Notary Public - State of Utah Commission Number: 726266 My Commission Expires on October 18, 2026

Entry: 594463 Page 7 of 11

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of September, 2023, before me, personally appeared Derald Anderson, 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 Oquirrh Point Development, LLC, a Utah limited liability company.

Notary Hublic

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 726266
My Commission Expires on
October 18, 2026

STATE OF UTAH

COUNTY OF SALT LAKE

On this <u>27</u> day of September, 2023, before me, personally appeared Aaron B. Frazier, 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 Alpine Haverhill Holdings, L.C., a Utah limited liability company.

Notary Public

MARGARET ODOM
Notary Public - State of Utah
Comm. No. 712640
My Commission Expires on
Jun 17, 2024

STATE 10/12/2023

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. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at the found monument representing the North quarter corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian and running thence North 89°39'26" East 2641.18 feet to the Northeast corner of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian; thence South 00°25'27" East 1224.23 feet to and along the West line of Pass Canyon 5 Acre Ranchettes, which is recorded under Entry No. 218773 in the office of the Tooele County Recorder; thence South 89°38'38" West 2641.22 feet; thence South 89°38'56" West 1028.68 feet; thence North 00°25'27" West 1225.02 feet; thence North 89°39'30" East 1028.72 feet to the point of beginning. [For information purposes only: Parcel No. 01-401-0-0001]

PARCEL 2:

A parcel of land situate in the Northwest quarter of Section 3, Township 3 South, Range 4 West, Salt Lake Base and Meridian. Located in Tooele County, State of Utah, and being more particularly described as follows:

Beginning at a point located South 89°39'30" West 1028.72 feet from the found monument representing 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 1225.02 feet; thence South 89°38'56" West 1481.49 feet to the East right-of-way line of SR-36; thence North 00°24'53" West 554.68 feet along said right-of-way line to the South line of D.R. Davis PUD Amended which is recorded under Entry No. 252513 in the office of the Tooele County Recorder; thence North 89°39'30" East 908.42 feet along said South line to the Southeast corner of said subdivision; thence North 00°25'43" West 670.59 feet along the East line of said subdivision; thence North 89°39'30" East 573.03 feet to the point of beginning. [For information purposes only: Parcel No. 01-401-0-0002]

PARCEL 3:

Utah Water Rights 15-4578, 15-5217, Change Application a44692, Utah Water Right 15-5285 Change Application a40755 Utah Water Rights 15-878, 15-4579, 15-4646 and Change Application a44593 Utah Water Right 15-5218 Utah Water Right 15-4925, Change Application a33992

Entry: 594463 Page 9 of 11

STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Granto	Shoshone Village, LLC, Oquirrh Point Development, LLC, and Alpine Haverhill Holdings	, L.C.	
Grantee	EHD Investment, LLC, a Utah limited liability company		
Tax ID	Number(s): 01-401-0-0001, 01-401-0-0002		
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:			
1 Al 2 Oi (Coun 3 No	Il of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. ally a portion of Grantor's water rights are being conveyed. ty Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is a water rights are being conveyed. ater rights are being conveyed by separate deed.	to Section A B checked) C C tant Notes	
Section	<u>-</u>	other side)	
A	The water right(s) being conveyed include Water Right No(s). 15-878, 15-4579, 15-4646, Change App. a44593, 15-4578, 15-5217, Change App. a44692, 15-5285, Change App. a40755, 15-5218, 15-4925, Change App. a33992 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N1 N2 N3	
В	Only the following water rights are being conveyed: (check all boxes that apply) All of Water Right No(s). acre-feet from Water Right No. acres of irrigated land; stock water for acres for the following other uses acres of irrigated land; stock water for for: acres families; acres of irrigated land; stock water for acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5	
C	Disclosures by Grantor: (check all boxes that apply) Grantor is endorsing and delivering to Grantee stock certificates for share(s) of stock in the following water company: Culinary water service is provided by: Outdoor water service is provided by: There is no water service available to Grantor's Parcel(s). Other water related disclosures:	N6 N7 N8 N9 N10	
been as.	Attach and sign additional copies of this form if more space is needed. lersigned acknowledge sole responsibility for the information contained herein even though the sisted by employees of the Utah Division of Water Rights, real estate professionals, or other project that title insurance or a legal opinion concerning such information is obtained.	y may have fessionals,	
	's Signature: Shoshone Village, LLC: by: and by:	······	
Grantee	e's Acknowledgment of Receipt:		
Grantee	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074		

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

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STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Granto	r: Shoshone Village, LLC, Oquirrh Point Development, LLC, and Alpine Haverhill Holdings	, L.C.			
Grantee	e: EHD Investment, LLC, a Utah limited liability company				
Tax ID	Number(s): 01-401-0-0001, 01-401-0-0002				
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:					
Check one box only Proceed to Se					
		A B			
	ity Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is				
	o water rights are being conveyed.	C			
4 🗀 W	ater rights are being conveyed by separate deed.	С			
Section		tant Notes other side)			
A	The water right(s) being conveyed include Water Right No(s). 15-878, 15-4579, 15-4646,	N1			
	Change App. a44583, 15-4578, 15-5217, Change App a44692, 15-5285, Change App a40755, 15-5218, 15-4925, Change App a33992 along with all applications pertaining to the water right(s) listed in this Section A,	N2			
	and all other appurtenant water rights. (Proceed to Section C)	N2 N3			
В	Only the following water rights are being conveyed: (check all boxes that apply)	N1			
	All of Water Right No(s).	N4			
	acre-feet from Water Right No for: families;	N5			
	acres of irrigated land; stock water for Equivalent Livestock Units;				
	and/or for the following other uses				
	acre-feet from Water Right No for: families;	N5			
	acres of irrigated land; stock water for Equivalent Livestock Units;				
	and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B.				
	Along with all applications pertaining to the water right(s) listed in this Section B. (<i>Proceed to Section C</i>)	N2			
С	Disclosures by Grantor: (check all boxes that apply) Grantor is endorsing and delivering to Grantee stock certificates for share(s) of	N6			
	stock in the following water company:				
	Culinary water service is provided by:	N7			
	Outdoor water service is provided by:	N8			
	There is no water service available to Grantor's Parcel(s).	N9			
	Other water related disclosures:	N10			
	Attach and sign additional copies of this form if more space is needed.				
been as	dersigned acknowledge sole responsibility for the information contained herein even though the sisted by employees of the Utah Division of Water Rights, real estate professionals, or other proto the extent that title insurance or a legal opinion concerning such information is obtained.				
Granto	r's Signature: Shoshone Village, LLC: by: and by:				
Grante	e's Acknowledgment of Receipt:				
Grante	e's Acknowledgment of Receipt:e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074				

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	r: Shoshone Village, LLC, Oquirrh Point Development, LLC, and Alpine Haverhill Holdings,	L.C.
Grantee	e: EHD Investment, LLC, a Utah limited liability company	
Tax ID	Number(s): 01-401-0-0001, 01-401-0-0002	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys see without warranty, except for a warranty of title as to all claiming title by or through slowing interests in water and/or makes the following disclosures:	to Grantor,
1 Al 2 Or (Coun 3 No 4 W	Il of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Inly a portion of Grantor's water rights are being conveyed. Inly Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is o water rights are being conveyed. Yater rights are being conveyed by separate deed. Import	to Section A B checked) C C tant Notes other side)
Section	The water right(s) being conveyed include Water Right No(s). 15-878, 15-4579, 15-4646,	N1
A	Change App. a44593, 15-4578, 15-5217, Change App a44892, 15-5285, Change App a40755, 15-5218, 15-4925, Change App a33992 along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	N2 N3
В	Only the following water rights are being conveyed: (check all boxes that apply) All of Water Right No(s). acre-feet from Water Right No. acres of irrigated land; stock water for and/or for the following other uses and/or for the following other uses are being conveyed: (check all boxes that apply) for: families; and/or for the following other uses	N1 N4 N5
	acre-feet from Water Right No for: families; acres of irrigated land; stock water for Equivalent Livestock Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N5 N2
C	Disclosures by Grantor: (check all boxes that apply) Grantor is endorsing and delivering to Grantee stock certificates for share(s) of stock in the following water company: Culinary water service is provided by: Outdoor water service is provided by: There is no water service available to Grantor's Parcel(s). Other water related disclosures:	N6 N7 N8 N9 N10
heen as	Attach and sign additional copies of this form if more space is needed. dersigned acknowledge sole responsibility for the information contained herein even though the ssisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, and the state professionals.	y may have fessionals,
	to the extent that sitle insurance or a legal opinion concerning such information is obtained. or's Signature:	2_
	e's Acknowledgment of Receipt:	
	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074	

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS