

Mail Recorded Deed & Tax Notice To:
Hawkmoo Holdings, LLC, a Utah limited liability company
42 East 1100 South, Suite 1A
American Fork, UT 84003



File No.: 173732-DMP

WARRANTY DEED

Thomas Guy Larson and Sue Ann M. Larson, husband and wife as joint tenants,

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

Hawkmoo Holdings, LLC, a Utah limited liability company,

GRANTEE(S), of American Fork, 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 **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 29-011-0011, 29-011-0015 and 29-011-0017 (for reference purposes only)

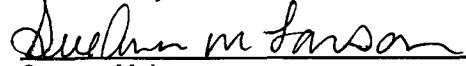
SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of December, 2023.



Thomas Guy Larson

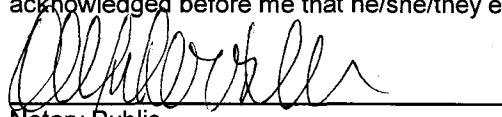
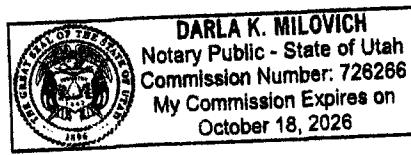


Sue Ann M. Larson
Sue Ann

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2023, before me, personally appeared Thomas Guy Larson, 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.


Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2023, before me, personally appeared Sue Ann M. Larson, 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.

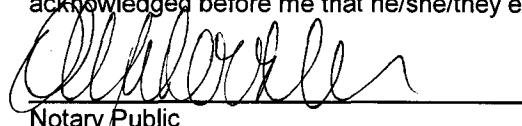
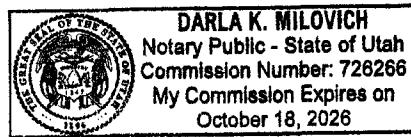

Notary Public

EXHIBIT A
Legal Description

PARCEL 1:

COMMENCING SOUTH 00°29'14" EAST 2,225.4 FEET AND EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°07'00" EAST 228.23 FEET; THENCE NORTH 89°59'00" EAST 103.9 FEET; THENCE NORTH 00°21'00" WEST 315.64 FEET; THENCE NORTH 89°17'09" EAST 555.83 FEET; THENCE SOUTH 00°21'00" EAST 565.05 FEET; THENCE SOUTH 89°17'09" WEST 887.96 FEET; THENCE NORTH 00°21'00" WEST 250 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF 5200 WEST STREET, SAID POINT LOCATED SOUTH 00°29'14" ALONG THE SECTION LINE 2225.40 FEET EAST 37.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°21'00" WEST 415.07 FEET; THENCE NORTH 89°17'09" EAST 915 FEET; THENCE NORTH 00°21'00" WEST 1000.00 FEET; THENCE NORTH 89°17'09" EAST 26.39 FEET; THENCE SOUTH 00°41'31" EAST 1100.00 FEET; THENCE SOUTH 89°17'09" WEST 615.83 FEET; THENCE SOUTH 00°21'00" EAST 315.64 FEET; THENCE SOUTH 89°59'00" WEST 103.90 FEET; THENCE SOUTH 89°07'00" WEST 228.23 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT A POINT SOUTH 1,899.21 FEET AND EAST 942.37 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°17'12" EAST 62.17 FEET; THENCE SOUTH 00°45'59" EAST 90.2 FEET; THENCE WEST 62.83 FEET; THENCE NORTH 00°21'00" WEST 89.42 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

Utah Water Rights 51-6102, 51-2264, 51-7076, Change Applications a20891 and a32172

TOGETHER WITH all right, title, estate and interest in and to any and all water or water rights of any kind or nature whatsoever located on, associated with, or appurtenant to the Property, including perfected water rights; unperfected water rights, submitted and pending applications related thereto; completed and approved applications related thereto; water stock or shares in a water company, water district, or other organization whether public or private; rights under or associated with serial number 7365.000 (22.92 acre feet) of Account No. 11050 with Strawberry Highline Canal Company; water leases; water contracts, including any and all "Spring Creek water" and "Spring Creek rights;" together with all infrastructure related thereto including wells, canals, pipes, and other water-related facilities, whether or not affixed to the Property.