

WHEN RECORDED, RETURN TO:

Hawkmoon Holdings, LLC
42 East 1100 South, Suite 1A
American Fork, Utah 84003

Parcel No.: 29-011-0015

SPECIAL WARRANTY DEED

HAWKMOON HOLDINGS, LLC, a Utah limited liability company, Grantor,

Hereby conveys and warrants against all who claim by, through, or under Grantor (but not otherwise) to

WHITE HORSE LAND, LLC, a Utah limited liability company, Grantee,

For the sum of ten dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Utah County, State of Utah**:

See Exhibit A attached hereto.

Subject to: property taxes assessed against the property; encumbrances, easements, restrictions, and covenants of record; and all applicable zoning laws and ordinances.

NOTE: Pursuant to Utah Code § 10-9a-103(76)(c)(iii) (current as of 2025), the conveyance made herein is in anticipation of future land use approvals on the parcel or parcels, does not confer any land use approvals, and has not been approved by the land use authority. Accordingly, this conveyance is not a subdivision under Utah law.

[End of Instrument. Signature Page Follows.]

IN WITNESS WHEREOF, the undersigned has executed this instrument dated the 24th day of October, 2025.

GRANTOR:

HAWKMOON HOLDINGS, LLC, a Utah limited liability company

By: *[Signature]*

Name: Tyler Horan

Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 24th day of October, 2025, by Tyler Horan as the Manager of Hawkmoon Holdings, LLC, a Utah limited liability company.

Tiffanie S. Mace
Notary Public

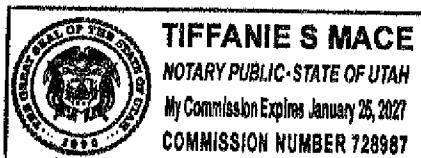


EXHIBIT A

(Legal Description of Property)

A parcel of land located in the Northeast Quarter of Section 13, Township 9 South, Range 1 East, Salt Lake Base & Meridian and being more particularly described by survey as follows:

Beginning at a point on the easterly right-of-way line of 2400 West Street, said point being located S00°29'03"E along the Quarter Section Line 2110.73 feet and East 37.75 feet from North Quarter Corner of Section 13, Township 9 South, Range 1 East, Salt Lake Base & Meridian; thence N00°20'49"W along said right-of-way 138.52 feet; thence S88°43'46"E 127.07 feet; thence S89°59'51"E 202.99 feet; thence South 132.20 feet; thence S89°23'33"W 329.20 feet to the point of beginning.

Contains: ±44330 s.f. or 1.02 acres.