

**WHEN RECORDED MAIL TO:**

Wayne Z. Bennett  
Clyde Snow & Sessions  
201 South Main Street, Suite 2200  
Salt Lake City, Utah 84111

**MAIL TAX NOTICE TO:**

PC Land Holdings, LLC  
4100 North Old Hwy 40  
Park City, Utah 84060

Parcel Id Nos: 13-016-0130  
13-016-0126  
13-016-0124  
13-016-0133  
49-227-0003

**SPECIAL WARRANTY DEED**

**ABE & GEORGE, LLC**, a Utah limited liability company, of Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby transfers, conveys and warrants against all who claim by, through, or under the Grantor only to **PC LAND HOLDINGS, LLC**, of 4100 North Old Hwy 40, Park City, Utah 84060, Grantee, for the sum of ten dollars (\$10.00) and other valuable consideration, all of its interest in the following described tracts of land in Utah County, State of Utah:

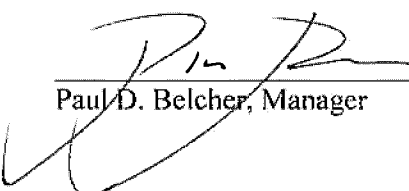
(See Exhibit "A" attached hereto)

TOGETHER with all (i) easements, rights of way, benefits, and appurtenances running with or pertaining to the Property, and (ii) to the extent owned by Grantor, all water, oil, gas, sand, gravel, and mineral rights of any kind whatsoever related or appurtenant to the Property.

SUBJECT TO all covenants, conditions, restrictions, reservations, easements, declarations, or other matters of record or which a physical inspection or survey would reveal and all building codes and other applicable laws, ordinances and governmental regulations affecting the Property.

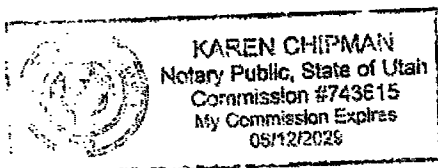
WITNESS the hand of said Grantor this 24 day of November 2025.

**ABE & GEORGE, LLC,**  
**A Utah Limited Liability Company**

  
Paul D. Belcher, Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Salt Lake )

On the 24 day of November 2025, personally appeared before me, Paul D. Belcher, the Manager of Abe & George, LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same on behalf of Abe & George, LLC, the Grantor, with all necessary rights and authority.



  
NOTARY PUBLIC

**EXHIBIT "A"****PARCEL 1:** (Tax IDs: 13-016-0131, 13-016-0124, 13-016-0126)

COMMENCING 704.01 FEET NORTH AND 16.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 297.41 FEET; THENCE EAST 130.00 FEET; THENCE NORTH 115.00 FEET; THENCE WEST 130.00 FEET; THENCE NORTH 625.00 FEET; THENCE EAST 289.74 FEET; THENCE NORTH 230.00 FEET; THENCE EAST 338.59 FEET; THENCE SOUTH 273.24 FEET; THENCE WEST 34.06 FEET; THENCE SOUTH 07°13'00" WEST 1128.60 FEET; THENCE NORTH 74°30'00" WEST 469.56 FEET TO THE POINT OF BEGINNING.

ALSO, ANY PORTION OF THE LAND ACQUIRED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MAY 02, 2008, AS ENTRY NO. 52379:2008 OF OFFICIAL RECORDS.

ALSO, THE LAND ACQUIRED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 23, 2023, AS ENTRY NO. 17866:2023, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 00°07'28" WEST ALONG THE QUARTER SECTION LINE 1871.49 FEET AND EAST 150.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 159.78 FEET; THENCE SOUTH 130.07 FEET; THENCE WEST 162.08 FEET; THENCE NORTH 01°00'58" EAST 130.09 FEET TO THE POINT OF BEGINNING.

ALSO, THE LAND ACQUIRED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 23, 2023, AS ENTRY NO. 17867:2023, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 00°07'28" WEST ALONG THE QUARTER SECTION LINE 1871.49 FEET AND EAST 150.53 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°00'58" EAST 92.31 FEET; THENCE SOUTH 89°39'09" EAST ALONG BROADMOOR PARK PUD 158.14 FEET; THENCE SOUTH 91.33 FEET; THENCE WEST 159.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION CONVEYED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED OCTOBER 3, 1997, AS ENTRY NO. 77810, IN BOOK 4396, AT PAGE 499, IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING ANY PORTION LYING WITHIN THE BOUNDARIES OF PECK MEADOWS PLAT "A".

ALSO, LESS AND EXCEPTING THOSE PORTIONS CONVEYED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED MAY 2, 2008, AS ENTRY NO. 52379:2008, OF THE OFFICIAL RECORDS.

LESS AND EXCEPTING ANY PORTION CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 23, 2023, AS ENTRY NO. 17869:2023, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 00°07'28" WEST ALONG THE QUARTER SECTION LINE 1848.28 FEET AND EAST 20.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°50'59" EAST 129.56 FEET; THENCE SOUTH 01°00'58" WEST 133.54 FEET; THENCE SOUTH 89°51'01" WEST 127.19 FEET; THENCE NORTH ALONG 600 EAST STREET 133.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 30, 2023, AS ENTRY NO. 19771:2023 OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°00'14" WEST 991.87 FEET AND NORTH 89°59'46" EAST 16.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'14" WEST 124.55 FEET; THENCE NORTH 00°00'57" WEST 11.57 FEET; THENCE SOUTH 89°11'22" EAST 145.66 FEET ALONG THE SOUTH LINE OF PECK MEADOWS PLAT "A"; THENCE SOUTH 00°00'37" WEST 136.87 FEET ALONG A CHAIN LINK FENCE LINE; THENCE NORTH 88°53'40" WEST 145.63 FEET ALONG A CHAIN LINK FENCE TO THE POINT OF BEGINNING.

Said Parcel 1 is also described by Travis Trane, Professional Land Surveyor No. 5152741 of Trane Engineering, PC, in that certain Gerald Hunter Boundary Survey dated March 30, 2023, legally described as follows:

COMMENCING 704.01 FEET NORTH 00°00'29" WEST AND NORTH 89°59'31" EAST 16.50 FEET EAST OF THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°00'29" WEST 287.86 FEET ALONG SPECIAL WARRANTY DEED ENTRY 77803:2019; THENCE SOUTH 88°53'40" EAST 145.71 FEET ALONG A FENCE LINE; THENCE NORTH 00°00'37" EAST 136.87 FEET ALONG A CHAIN LINK FENCE LINE; THENCE ALONG PECK MEADOWS PLAT "A" THE FOLLOWING THREE COURSES 1) SOUTH 89°11'22" EAST 189.44 FEET 2) NORTH 00°03'50" EAST 390.00 FEET 3) NORTH 89°11'22" WEST 335.67 FEET; THENCE NORTH 00°00'29" WEST 196.76 FEET ALONG SPECIAL WARRANTY DEED ENTRY 77803:2019; THENCE NORTH 89°50'32" EAST 127.19 FEET; THENCE NORTH 01°00'29" EAST 248.73 FEET; THENCE SOUTH 89°39'38" EAST 140.13 FEET ALONG BROADMOOR PARK PHASE 1; THENCE ALONG BROADMOOR PARK PHASE 2 THE FOLLOWING THREE COURSES 1) SOUTH 00°20'27" WEST 0.13 FEET 2) SOUTH 89°39'33" EAST 361.10 FEET 3) SOUTH 00°01'41" WEST 28.47 FEET; THENCE ALONG S & K INDUSTRIAL SUBDIVISION THE

FOLLOWING FOUR COURSES 1) NORTH 89°25'41" WEST 12.95 FEET; 2) SOUTH 00°00'21" EAST 245.13 FEET 3) SOUTH 89°59'39" WEST 24.10 FEET 4) SOUTH 07°12'39" WEST 437.86 FEET; THENCE ALONG MILL POND SUBDIVISION PLAT "B" THE FOLLOWING TWO COURSES 1) NORTH 89°15'52" WEST 3.16 FEET 2) SOUTH 07°12'20" WEST 679.57 FEET; THENCE NORTH 74°30'29" WEST 469.30 FEET ALONG SPECIAL WARRANTY DEED ENTRY 77803:2019 TO THE POINT OF BEGINNING.

THE DESCRIPTION IS BASED ON THE QUARTER SECTION LINE BEARING OF NORTH 00°07'57" WEST AS IDENTIFIED IN THE UTAH COUNTY NAD 83 TOWNSHIP PLAT PUBLISHED 2021.

**PARCEL 2:** (Tax ID: 13-016-0130)

COMMENCING AT A POINT LOCATED NORTH 00°07'28" WEST ALONG THE QUARTER SECTION LINE 1848.28 FEET AND EAST 20.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°50'59" EAST 129.56 FEET; THENCE SOUTH 01°00'58" WEST 133.54 FEET; THENCE SOUTH 89°51'01" WEST 127.19 FEET; THENCE NORTH ALONG 600 EAST STREET 133.51 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE LAND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED, RECORDED MARCH 23, 2023, AS ENTRY NO. 17868:2023, OF THE OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED NORTH 00°07'28" WEST ALONG THE QUARTER SECTION LINE 1848.28 FEET AND EAST 20.51 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH ALONG 600 EAST STREET 116.31 FEET; THENCE SOUTH 89°39'09" EAST ALONG BROADMOOR PARK PUD 131.60 FEET; THENCE SOUTH 01°00'58" WEST 115.19 FEET; THENCE SOUTH 89°50'59" WEST 129.56 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:** (Tax ID No. 49-227-0003)

LOT 3, PLAT "A", PECK MEADOWS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE UTAH COUNTY RECORDER, STATE OF UTAH.