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]

Entry: 594463 Page 2 of 11

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, kLC, 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

Entry: 594463 Page 3 of 11

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

Entry: 594463 Page 4 of 11

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

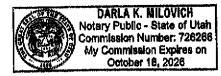
STATE 10/12/2023

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	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys be without warranty, except for a warranty of title as to all claiming title by or through owing 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
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	

Entry: 594463 Page 10 of 11

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	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys se without warranty, except for a warranty of title as to all claiming title by or through lowing interests in water and/or makes the following disclosures:	
	· · · · · · · · · · · · · · · · · · ·	to Section
		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	

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 se without warranty, except for a warranty of title as to all claiming title by or through lowing 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
been 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.	y may have fessionals,
	to the extent that sitle insurance or a legal opinion concerning such information is obtained.	2
	e's Acknowledgment of Receipt:	
	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074	

Entry #: 594464 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

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

STATE 10/12/2023



File No.: 172294-DMF

SPECIAL WARRANTY DEED

Shoshone Village, LLC, a Utah limited liability company, as to an undivided 48% interest, and Oquirrh Point Development, LLC, a Utah limited liability company, as to an undivided 52% 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.: 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014 (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]

Entry: 594464 Page 2 of 11

STATE 10/12/2023

Dated this 29 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company

By: Elite Building Group, Inc., a Utah

Corporation Its: Member and Manager

BY:

Scott Alan Sauric

President

BY: Prospera of Erda LLC, a Utah limited

liability company

Its: Member and Manager

BY:

Sean Clark Manager

Oquirrh Point Development, LLC, a Utah limited

liability company

BY Joseph White Manager

Deraid Anderson

Manager

Entry: 594464 Page 3 of 11

Dated this 21 day of September, 2023.

Shoshone Village, LLC, a Utah limited liability company
By: Elite Building Group, Inc., a Utah Corporation
Its: Member and Manager
BY: Scott Alan Sauric
Scott Alan Sauric President
BY: Prospera of Erda LLC, a Utah limited
liability company Its: Member and Manager
BY:
Sean Clark Manager
Oquirrh Point Development, LLC, a Utah limited liability company
BY:
Joseph White
Manager
BY:
Derald Anderson
Manager

Entry: 594464 Page 4 of 11

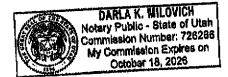
STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this <u>V</u> 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 as Manager of Shoshone Village, LLC, a Utah limited liability

Notally Miblic



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 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 Joseph 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 Oquimh Point Development, LLC, a Utah limited liability company.

Notary Public

DARLA K. MILOVICH
Notary Public - State of Utah
Commission Number: 728266
My Commission Expires on
October 18, 2028

Entry: 594464 Page 5 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 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 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 My Commission Expires on: May 19, 2027
STATE OF UTAH
COUNTY OF SALT LAKE
On this day of September, 2023, before me, personally appeared Joseph 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

Entry: 594464 Page 6 of 11

STATE 10/12/2023

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of September, 2023, before me, personally appeared Deraid 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,

LLQ, a Utah limited liability company.

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

STATE 10/12/2023

EXHIBIT A Legal Description

PARCEL 3:

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 2510.01 feet along the quarter section line and South 00°24'53" East 1325.27 feet along the right-of-way line of State Road 36 and North 89°38'56" East 6.65 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 Northeasterly 53.71 feet along the arc of a 50.00 foot radius non-tangent curve to the right (center bears South 60°32'16" East and the long chord bears North 60°13'59" East 51.16 feet through a central angle of 61°32'30"); thence South 88°59'46" East 1062.53 feet; thence South 89°38'56" West 1106.80 feet to the point of beginning. [For information purposes only: Parcel No. 01-401-0-0003]

PARCEL 4:

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 on the West line of Brookfield Estates, which is recorded under Entry No. 231748 in the office of the Tooele County recorder, said point being located South 00°25'21" East 1324.85 feet along the North-South running quarter section line 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°25'21" East 1324.85 feet along said West line of Brookfield Estates and the North-South running quarter section line to a point on the East-West running quarter section line; thence South 89°38'21" West 2510.37 feet along said East-West running quarter section line to the East right-of-way line of SR-36; thence North 00°24'53" West 1300.46 feet along said East right-of-way line to a point of curvature; thence Northeasterly 26.07 feet along the arc of a 50.00 foot radius tangent curve to the right (center bears South 89°35'07" West and the long chord bears North 14°31'26" East 25.78 feet through a central angle of 29°52'37"); thence North 89°38'56" East 2503.54 feet to the said North-South running quarter section line, and the point of beginning. [For information purposes only: Parcel No. 01-401-0-0007]

PARCEL 5:

A parcel of land situate in the Southwest quarter of Section 34, 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 North 00°19'31" West 1324.81 feet along the quarter section line 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 89°39'31" West 1320.00 feet; thence North 00°19'31" West 1275.34 feet to the South right-of-way line of Erda Way; thence North 89°46'23" East 958.50 feet along said South right-of-way line to the East line of a parcel having the Entry No. 284396 as recorded in the office of the Tooele County Recorder; thence South 00°19'31" East 343.01 feet along said East line to the Southwest corner of said parcel; thence North 89°40'29" East 361.50 feet along the South line of said parcel to a point on the quarter section line; thence South 00°19'31" East 930.31 feet along said quarter section line to the point of beginning. [For information purposes only: Parcel No. 01-422-0-0009]

Entry: 594464 Page 8 of 11

STATE 10/12/2023

PARCEL 6:

A parcel of land situate in the Southwest quarter of Section 34, 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 South 89°39'30" West 2510.01 feet along the section line to the East right-of-way line of SR-36; thence North 00°24'53" West 1324.82 feet along said right-of-way line; thence North 89°39'31" East 2512.08 feet to a point on the quarter section line; thence South 00°19'31" East 1324.81 feet along said quarter section line, to the point of beginning. [For information purposes only: Parcel No. 01-422-0-0014]

PARCEL 7:

Water Right Numbers 15-5198, 15-881 and Change Application a34920

Entry: 594464 Page 9 of 11

STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	: Shoshone Village, LLC and Oquirrh Point Development, LLC	
Grantee	EHD Investment, LLC, a Utah limited liability company	
Tax ID	Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys se without warranty, except for a warranty of title as to all claiming title by or through lowing interests in water and/or makes the following disclosures:	
1 Al 2 Or (Coun 3 No	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. Ity Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is to water rights are being conveyed. In a 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). 15-881, 15-5198 and Change Application a34920 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 acre-feet from Water Right No. acre-feet from Water Right No. for: families; acres of irrigated land; stock water 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)	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
	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	
	sisted by employees of the Utah Division of Water Rights, real estate professionals, or other proj to the extent that title insurance or a legal opinion concerning such information is obtained.	fessionals,
Granto	r's Signature: Shoshone Village, LLC: by: and by:	
Grante	e's Acknowledgment of Receipt:	
Grante	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074	

Entry: 594464 Page 10 of 11

STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Granto	r: Shoshone Village, LLC and Oquirrh Point Development, LLC	
Grantee	EHD Investment, LLC, a Utah limited liability company	
Tax ID	Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys be without warranty, except for a warranty of title as to all claiming title by or through lowing interests in water and/or makes the following disclosures:	
		to Section
		A B
	ty Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is	_
3 🔲 No	o water rights are being conveyed.	C
4 📙 W	ater rights are being conveyed by separate deed.	С
C48	-	tant Notes
Section		other side)
A	The water right(s) being conveyed include Water Right No(s). 15-881, 15-5198 and Change Application a34920	N1
	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)	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.	
	(Proceed to Section C)	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. except i	dersigned acknowledge sole responsibility for the information contained herein even though they sisted by employees of the Utah Division of Water Rights, real estate professionals, or other project the extent that title insurance or a legal opinion concerning such information is obtained. T's Signature: Shoshone Village, LLC: by: and by:	fessionals,
Grantee	e's Acknowledgment of Receipt:	
Grantee	e's Mailing Address: 13 Pier Place, Stansbury Park, UT 84074	

Entry: 594464 Page 11 of 11

STATE 10/12/2023

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	: Shoshone Village, LLC and Oquirrh Point Development, LLC	
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Tax ID	Number(s): 01-401-0-0003, 01-401-0-0007, 01-422-0-0009 and 01-422-0-0014	
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby conveys be without warranty, except for a warranty of title as to all claiming title by or through lowing interests in water and/or makes the following disclosures:	
Check	one box only Proceed	to Section
	·· · · · · · · · · · · · · · · · · · ·	Α
	nly 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	B abankad)
	by water rights are being conveyed.	C
		С
	Impor	tant Notes
Section	·	other side)
A	The water right(s) being conveyed include Water Right No(s). 15-881, 15-5198 and Change Application a34920	NI
	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)	N3
В	Only the following water rights are being conveyed: (check all boxes that apply)	NI
	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. (Proceed to Section C)	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 except	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 to the extent that title insurance or a legal opinion concerning such information is obtained.	y may have fessionals,
	r's Signature:	
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 WATE	R RIGHTS