

Exhibit "A"

A tract of land commencing at a point that is 139.5 feet South 66°30' West of the northeast corner of Lot four of Block seventy-nine, Plat "B", Coalville City Survey, said county and state, and running thence South 23°30' East 3 $\frac{1}{2}$ rods; thence South 66°30' West 25.50 feet; thence South 23°30' East 8-3/4 rods; thence South 66°30' West 47.50 feet; thence North 23°30' West 12 rods; thence North 66°30' East 73 feet to the place of beginning, situated in the southeast quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian. Also, a tract of land being a part of Lot 4 of Block 79, Plat "B", Coalville City Survey, said county and state, and more particularly described as beginning at a point that is 3.25 rods South 23°30' East of a point that is 10 rods South 66°30' West from the Northeast corner of the above described block, and running thence North 66°30' East 20 feet; thence South 23°30' East 12 feet; thence South 66°30' West 20 feet; thence North 23°30' West 12 feet to the place of beginning, containing 240 square feet, more or less.

BEG 107.5 FT N 66°30' E OF NW COR BLK 79 PLAT 8 COALVILLE TOWNSITE TH N 66°30' E 10 FT S 23°30' E 117.5 FT; S 66°30' W 10 FT; N 23°01' W 117.5 FT TO BEG TWD31
WWD157 M151-56

Also, the improvements thereon and the water and water rights appurtenant thereto or used in connection therewith, particularly in the Coalville City Ditch, a corporation.

WHEN RECORDED, MAIL TO:

Richard C. Cahoon
Durham Jones & Pinegar
111 East Broadway, Suite 900
P.O. Box 4050
Salt Lake City, Utah 84110

Mail Tax NOTICE TO
FRANKLIN M. BOYDEN
4500 Hillview Way
Sacramento CA 95822

ENTRY NO. 00923253

05/27/2011 10:13:39 AM B: 2082 P: 0304

Warranty Deed PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 13.00 BY FRANKLIN M BOYDEN



PARCEL I.D. CT-85 CT-87

WARRANTY DEED

FRANKLIN M. BOYDEN, Grantor, hereby conveys and warrants to BOYDEN COALVILLE, LLC, Grantee, for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, all of his right, title and interest in and to that certain parcel of real property located in Coalville, Summit County, Utah, which is more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This conveyance is made subject to any unpaid real property taxes and all other easements, restrictions, rights-of-way and other encumbrances of record.

WITNESS the hand of said Grantor this 26 day of May, 2011.

Franklin M. Boyden
FRANKLIN M. BOYDEN

STATE OF UTAH)
COUNTY OF SALT LAKE)
: ss.
)

The foregoing instrument was acknowledged before me this 26th day of May, 2011, by Franklin M. Boyden.



NOTARY PUBLIC

Residing at: Salt Lake

My Commission:

3/08/2014

Exhibit "A"

COMMENCING at the Northeast corner of Lot 4, Block 79, Plat 8, Coalville City Survey, and running thence South 66°30' West 139.5 feet; thence South 23°30' East 53.625 feet; thence North 66°30' East 7 feet; thence North 23°30' West 21 feet 8 inches; thence North 66°30' East 132.5 feet; thence North 23°30' West 31 feet 11-1/2 inches to the point of beginning, being situated in the Southeast quarter of Section 8, Township 2 North Range 5 East, Salt Lake Base and Meridian.

BEG S 23°30' E 31.96 FT & S 66°30' W107 FT FR NE COR BLK 79 TH S 23°30' E 21.67 FT; S 63°30' W 25.5 FT; N 23°30'W21.67 FT; N 66°30' E 25.5 FT TO BEG
CONT 0.01 ACRES (RESERVING R/W) GQC-184WWD-157 758-396 838-249

RESERVING, however, a right of way at the rear of the building situated on said premises for persons, animals and vehicles and every method of transportation over that part of the above land as set forth in that certain deed of date August 15, 1939 recorded in Book "G", page 184, Quit-claim Deed Recorded in the office of the County Recorder of Summit County, Utah, described as follows:

A passageway now in use running South 23°30' East from Center Street in Coalville City, Utah to the rear of the Building adjoining the above described premises on the Southerly side.

01226945 B: 2837 P: 1447

Page 1 of 5

Rhonda Francis Summit County Recorder

When Recorded, Mail Deed and Tax Notice To: 10/29/2024 09:15:47 AM Fee \$40.00

The Franklin Maurice Boyden Family Trust

243 SULLIVAN CT
PEASANTON, CA
94566

By US TITLE INSURANCE AGENCY

Electronically Recorded

QUITCLAIM DEED

James M. Blonquist and Donna Jean Blonquist, husband and wife, as joint tenants as to an undivided 25% interest, Chester Earl Blonquist and Lynette M. Blonquist, as Trustees of the Chester and Lynette Blonquist Family Trust, dated July 29, 2022 as to an undivided 25% interest and James Edward Keyes as to an undivided 50% interest

Grantor(s), of Coalville, Summit County, State of Utah, hereby quitclaim(s) to

F. Demick Boyden as Trustee of the Franklin Maurice Boyden Family Trust

Grantee(s), of , County, State of CA, for the sum of No Dollars And No/100 Dollars (\$0.00) and other good and valuable consideration, the following described tract of land in Summit County, Utah, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

ACCOMMODATION
RECORDING ONLY
U.S. TITLE

Witness the hand(s) of said Grantor(s) this 28th day of October, 2024.

James M. Blonquist

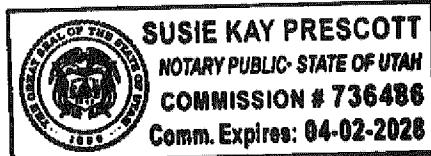
Donna Jean Blonquist

STATE OF UT)

COUNTY OF Summit)
(ss)

The foregoing instrument was acknowledged before me the 28th day of October, 2024
by James M. Blonquist and Donna Jean Blonquist.

Susie Kay Prescott
Notary Public



Witness the hand(s) of said Grantor(s) this 28 day of Oct., 2024.

The Chester and Lynette Blonquist Family Trust, dated July 29, 2022

BY: Chester Earl Blonquist
Chester Earl Blonquist
Trustee

BY: Lynette M. Blonquist
Lynette M. Blonquist
Trustee

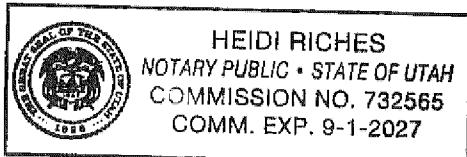
STATE OF Utah)

:ss)

COUNTY OF Summit)

The foregoing instrument was acknowledged before me the 28 day of October, 2024
by Chester Earl Blonquist & Lynette M. Blonquist, as trustees of the Chester and Lynette Blonquist Family
Trust, dated July 29, 2022.

Heidi Ricker
Notary Public



Witness the hand(s) of said Grantor(s) this 28th day of October, 2024.

James Edward Keyes
James Edward Keyes

STATE OF UT)

COUNTY OF Summit)
(ss)

The foregoing instrument was acknowledged before me the 28th day of October, 2024
by James Edward Keyes

Susie Kay Prescott
Notary Public



CT-85

A tract of land located in the North Half of Block 79, Plat B, Coalville City Survey, and having a Basis of Bearing taken as South 23°30'00" East between two street monuments found at the intersection of Coalville Main Street at Center Street and 50 South Street, described as follows:

Beginning at a point South 66°30'00" West 139.50 feet from the Northeast Corner of Block 79, Plat B, Coalville City Survey and running thence South 23°30'00" East 53.62 feet; thence South 66°30'00" West 3.50 feet; thence South 23°30'00" East 32.92 feet; thence South 66°30'00" West 22.00 feet; thence South 23°30'00" East 68.46 feet; thence South 66°30'00" West 47.50 feet; thence North 23°30'00" West 155.00 feet; thence North 66°30'00" East 73.00 feet to the point of beginning.

Containing 0.22 Acres