

322-0330
WHEN RECORDED MAIL TAX NOTICES TO:
Benloch Ranch Realty, LLC
*130166 S. 6000 W.
HEBER, UT 84096*

Ent 520239 Bk 1410 Pg 1861 - 1862
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 May 27 02:40PM Fee: \$40.00 TC
For: Michael Bringhurst, Attorney at Law
ELECTRONICALLY RECORDED

WARRANTY DEED

Lester Y. Moody and Joan M. Moody as Trustees of the Young Moss Family Trust Agreement dated the 16th day of March, 2006, a 60% undivided interest and Richard D. Tucker and LeAnn Tucker, husband and wife, as joint tenants with full rights of survivorship, a 40 percent (40%) undivided interest "Grantor" of Heber, UT,

hereby CONVEYS and WARRANTS to
Benloch Ranch Holdings, LLC "Grantee"
of Heber, UT,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Wasatch, State of Utah, to-wit:

ALL OF THE NW QUARTER OF THE NW QUARTER OF THE SE QUARTER OF SECTION 3, T3S, R5E, SLB&M.
TEN ACRES MORE OR LESS.

TOGETHER WITH A 30 FT WIDE EASEMENT FOR ACCESS, WHICH IS 15 FT ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS OFFSET 15 FT EAST OF THE WEST LINE OF LOT 1 OF SAID SECTION 3 AND THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 32; THENCE RUNNING SOUTH AND PARALLEL WITH SAID WEST LINE OF LOT 1, AND THE PROLONGATION THEREOF, TO A POINT WHICH IS 15 FT SOUTH OF THE QUARTER SECTION LINE OF SECTION 3; THENCE RUNNING WEST AND PARALLEL WITH THE SAID QUARTER SECTION LINE TO THE EAST BOUNDARY OF THE ABOVE DESCRIBED 10 ACRES PARCEL.

Tax Serial No.: 00-0015-1188

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

WITNESS the hand of said grantor, this May 26, 2022

Lester Y. Moody

Lester Y. Moody, Trustee of the Young Moss Family Trust Agreement dated the 16th day of March, 2006

Joan M. Moody

Joan M. Moody, Trustee of the Young Moss Family Trust Agreement dated the 16th day of March, 2006

Richard D. Tucker

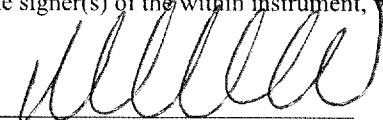
Richard D. Tucker

LeAnn Tucker

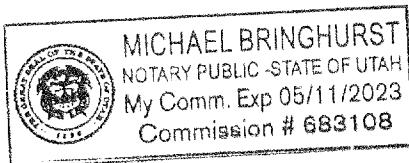
LeAnn Tucker

STATE OF Utah)
:ss
COUNTY OF Salt Lake)

On this May 26, 2022, personally appeared before me Lester Y. Moody and Joan M. Moody as Trustees of the Young Moss Family Trust Agreement dated the 16th day of March, 2006, a 60% undivided interest and Richard D. Tucker and LeAnn Tucker, husband and wife, as joint tenants with full rights of survivorship, a 40 percent (40%) undivided interest, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.



Notary Public
Residing at: North Salt Lake, UT
My Commission Expires: 5/11/23



Ent 520254 Bk 1410 Pg 1933 - 1935
MARCY M. MURRAY, Recorder
WASATCH COUNTY CORPORATION
2022 May 27 03:46PM Fee: \$40.00 TC
For: High Country Title
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO:

GRANTEE
1055 E 2100 S #206
SALT LAKE CITY, UT 84106
27132



SPECIAL WARRANTY DEED

For valuable consideration, the receipt and sufficiency of which are acknowledged,
Mary Ann Hearn, as Successor Trustee of The Elbert W. Gardner Family Trust (Restated) dated December 09, 1982 ("Grantor"), hereby CONVEYS and WARRANTS against all claiming by, through or under it to

Benloch Ranch Holdings, LLC

, ("Grantee")

the real property situated in Wasatch County, State of Utah, and described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: all taxes and assessments, zoning and other governmental restrictions, reservations in patents and all covenants, conditions, restrictions, easements, rights-of-way, encumbrances, liens and other matters of record, and all matters that could be revealed or disclosed by an accurate ALTA Survey or physical inspection of the Property, Grantor agrees to warrant and defend Grantee's title to the Property against the acts of Grantor, but none other.

WITNESS, the hand of said grantor, this 26 day of May, 2022.

Elbert W. Gardner Family Trust (Restated) dated
December 09, 1982

Mary Ann Hearn
By Mary Ann Hearn, Successor Trustee

STATE OF ARIZONA)
COUNTY OF MARICOPA)
(ss.))

On the 26 day of May, 2022, personally appeared before me Mary Ann Hearn, as Successor Trustee of The Elbert W. Gardner Family Trust (Restated) dated December 09, 1982, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same, for and on behalf of said Trust as the Successor Trustee thereof.

Dianne L. Evenson
Notary Public

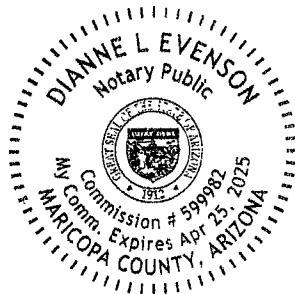


EXHIBIT "A"

PARCEL 2 - TALISMAN, PHASE 3 (SOUTH)

Beginning at a point which is South 00°01'28" East along the section line 1,893.88 feet and West 274.50 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 20°19'20" East 244.88 feet; thence South 04°03'42" East 220.13 feet; thence South 39°49'20" West 99.60 feet; thence North 64°08'49" West 207.91 feet; thence North 79°44'04" West 241.91 feet; thence North 00°42'25" West 239.69 feet; thence North 87°59'29" West 77.25 feet; thence Westerly, a distance of 110.54 feet along a curve to the left having a radius of 175.00 feet and a central angle of 36°11'27"; thence South 55°49'04" West 103.10 feet; thence Westerly, a distance of 141.44 feet along a curve to the right having a radius of 300.00 feet and a central angle of 27°00'45"; thence South 07°10'11" East 246.15 feet; thence North 82°02'05" West 270.06 feet; thence North 21°33'23" East 242.40 feet; thence Northwesterly, a distance of 250.20 feet along a non tangent curve to the right of which the radius point lies North 21°33'23" East a radius of 300.00 feet and having a central angle of 47°47'02"; thence North 20°39'35" West 117.56 feet; thence South 69°20'25" West 225.77 feet; thence North 19°34'37" West 330.25 feet; thence South 89°55'22" East 1,279.72 feet; thence South 46°57'50" West 87.00 feet; thence South 48°58'07" East 21.04 feet; thence Southerly, a distance of 190.03 feet along a curve to the right having a radius of 185.00 feet and a central angle of 58°51'16"; thence East 178.03 feet to the POINT OF BEGINNING.

PARCEL 3 - TALISMAN, PHASE 4, UNIT 1 (SOUTH)

Beginning at a point which is South 00°01'28" East along the section line 2,105.01 feet and West 2,045.99 feet from the Northeast Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 54°41'24" West 155.27 feet; thence South 66°41'32 West 155.27 feet; thence North 88°29'43" West 277.57 feet; thence South 78°51'18" West 274.65 feet; thence North 56°23'05" West 386.38 feet; thence North 35°06'45" West 206.28 feet; thence North 60°00'00" West 206.92 feet; thence North 79°04'55" West 97.68 feet; thence South 60°00'00" West 171.00 feet; thence North 55°28'57" West 218.94 feet; thence North 45°00'00" West 161.56 feet; thence South 89°55'22" East 1,885.11 feet; thence South 11°02'49" East 466.54 feet to the POINT OF BEGINNING.

PARCEL 4 - TALISMAN, PHASE 4, UNIT 3 (SE)

Beginning at a point which is South 89°09'49" East along the section line 2.42 feet and South 1,649.96 feet from the Northwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base & Meridian; thence South 89°55'22" East 460.97 feet; thence South 40°03'22" East 13.72 feet; thence South 11°19'05" West 35.86 feet; thence South 39°42'57" East 163.14 feet; thence South 66°53'46" West 556.65 feet; thence North 82°54'51" West 54.86 feet; thence North 00°05'02" West 383.44 feet to the POINT OF BEGINNING.

Wasatch County Tax Serial Numbers: 0TF-1ORD-0, OWC-0491-4, OWC-0491-5, OWC-0491-6, OWC-0491-7, OWC-0491-8, OWC-0491-9 and OWC-0491-A