

When Recorded Return to:
EMH Development, LLC
1754 E Cedar Trails Way
Eagle Mountain, Utah 84005

ENT 150810:2021 PG 1 of 5
Andrea Allen
Utah County Recorder
2021 Aug 30 02:33 PM FEE 40.00 BY IP
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

CEDAR VALLEY-WHITE RANCH, L.C., a Utah limited liability company, whose mailing address is P.O. Box 1239 Melbourne, Florida 32902, and LAKE MOUNTAIN DEVELOPMENT, LLC, a Utah limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah 84005, **GRANTORS**, hereby convey and warrant to EMH DEVELOPMENT, LLC, a Delaware limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah, 84005, **GRANTEE**, for the sum of good and valuable consideration the following described tract of land in Utah County, Utah, to wit:

See **Exhibit A** attached hereto and incorporated herein by reference.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed this 21 day of MAY, 2021.

GRANTOR:
CEDAR VALLEY-WHITE RANCH, L.C.,
a Utah limited liability limited company

By: _____
Manager, Andrew Zorbis

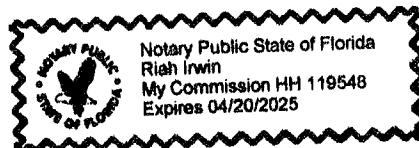
STATE OF Florida

COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 21 day of May, 2021,
by Andrew Zorbis, who is personally known to me or who has produced
drivers License as identification.

Riah Irwin
Notary Signature

Riah Irwin
Printed Name



IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed this 27 day of May, 2021.

GRANTOR:
LAKE MOUNTAIN DEVELOPMENT, LLC,
a Utah limited liability limited company

By: TWalden
Manager, Tiffany A. Walden

STATE OF UTAH

COUNTY OF UTAH

On this 27 day of May 2021, before me, a notary public, personally appeared Tiffany A. Walden, the Manager of Lake Mountain Development, LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal.

Christine E. Giordano
Notary Public Signature

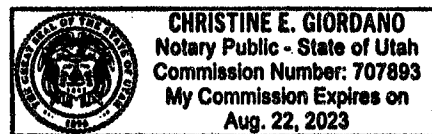


EXHIBIT A

Parcel 1

Serial Number: 59:043:0041

Legal Description: COM AT SE COR. SEC. 11, T6S, R2W, SLB&M.; N 89 DEG 33' 48" W 172.37 FT; N 34 DEG 17' 46" W 122.86 FT; N 27 DEG 37' 0" W 418.93 FT; N 61 DEG 57' 40" E 179.94 FT; ALONG A CURVE TO L (CHORD BEARS: N 29 DEG 46' 32" W 117.86 FT, RADIUS = 1847.26 FT); N 58 DEG 42' 52" E 4.04 FT; N 56 DEG 50' 36" E 50.01 FT; ALONG A CURVE TO R (CHORD BEARS: S 26 DEG 28' 36" E 350.28 FT, RADIUS = 1998.32 FT); N 68 DEG 50' 48" E 154.54 FT; S 35 DEG 6' 7" E 531.8 FT; N 89 DEG 32' 42" W 315.92 FT TO BEG. AREA 5.205 AC.

Parcel 2

Serial Number: 59:045:0082

Legal Description: COM AT SE COR. SEC. 11, T6S, R2W, SLB&M.; S 89 DEG 32' 56" E 315.86 FT; S 35 DEG 5' 36" E 111.48 FT; S 65 DEG 1' 14" W .29 FT; ALONG A CURVE TO L (CHORD BEARS: S 46 DEG 32' 17" W 397.71 FT, RADIUS = 1435 FT); N 37 DEG 20' 38" W 183.95 FT; N 34 DEG 17' 46" W 269.29 FT; S 89 DEG 33' 48" E 172.32 FT TO BEG. AREA 2.503 AC.

Parcel 3

Serial Number: 59:045:0062

Legal Description: COM S 408.93 FT & E 122.7 FT FR NW COR. SEC. 13, T6S, R2W, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 46 DEG 40' 51" E 416.05 FT, RADIUS = 1384.5 FT) ARC LENGTH = 417.63 FEET; S 35 DEG 6' 7" E 204.51 FT; S 53 DEG 11' 47" W 90.54 FT; S 48 DEG 50' 24" W 88.95 FT; S 44 DEG 31' 11" W 88.95 FT; S 40 DEG 11' 58" W 88.95 FT; N 51 DEG 57' 26" W 204.5 FT TO BEG. AREA 1.824 AC.

Parcel 4

Serial Number: 59:043:0054

Legal Description: COM N 318.45 FT & W 354.4 FT FR SE COR. SEC. 11, T6S, R2W, SLB&M.; N 52 DEG 34' 40" W 176.1 FT; N 29 DEG 49' 16" W 15.33 FT; N 61 DEG 57' 40" E 74.91 FT; S 27 DEG 37' 0" E 175.53 FT TO BEG. AREA 0.163 AC.

Parcel 5

Serial Number: 59:043:0055

Legal Description: COM N 1.31 FT & W 172.36 FT FR SE COR. SEC. 11, T6S, R2W, SLB&M.; N 89 DEG 33' 48" W 12.07 FT; N 34 DEG 17' 47" W 30.58 FT; N 27 DEG 39' 48" W 85.99 FT; S 34 DEG 17' 45" E 122.86 FT TO BEG. AREA 0.017 AC.

Parcel 6

Serial Number: 59:046:0015

Legal Description: COM S 0 DEG 27' 53" W 221.17 FT & W 18.79 FT FR NW COR. SEC. 13, T6S, R2W, SLB&M.; S 37 DEG 20' 38" E 30.7 FT; S 0 DEG 27' 29" W 20.33 FT; N 34 DEG

17' 46" W 323.53 FT; S 89 DEG 33' 48" E 12.07 FT; S 34 DEG 17' 46" E 269.31 FT TO BEG.
AREA 0.072 AC.

Parcel 7

Serial Number: 59:045:0096

Legal Description: COM S 245.57 FT & W 1.96 FT FR NW COR. SEC. 13, T6S, R2W,
SLB&M.; S 37 DEG 20' 38" E 153.26 FT; ALONG A CURVE TO L (CHORD BEARS: S 37
DEG 26' 56" W 34.07 FT, RADIUS = 1435 FT); N 27 DEG 39' 52" W 109.24 FT; N 34 DEG
17' 46" W 38.5 FT; N 0 DEG 27' 55" E 20.32 FT TO BEG. AREA 0.069 AC.

When Recorded Return to:
EMH Development, LLC
1754 E Cedar Trails Way
Eagle Mountain, Utah 84005

UW - 8933

ENT57721:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 May 10 01:52 PM FEE 40.00 BY CS
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

ZJT MANAGEMENT LLC a Utah limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah 84005, **GRANTOR**, hereby conveys and warrants to EMH DEVELOPMENT, LLC, a Delaware limited liability company, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah, 84005, **GRANTEE**, for the sum of good and valuable consideration the following described tract of land in Utah County, Utah, to wit:

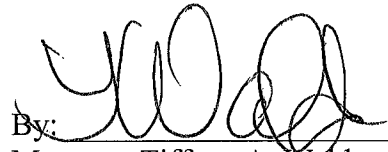
See **Exhibit A** attached hereto and incorporated herein by reference.

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters appearing of record and enforceable in law and subject to 2022 taxes and thereafter.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, the Grantor has executed this General Warranty Deed this 4 day of May, 2022.

GRANTOR:
ZJT MANAGEMENT LLC,
a Utah limited liability limited company

By: 

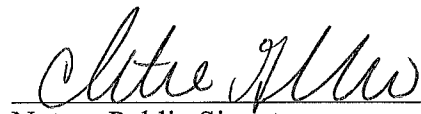
Manager, Tiffany A. Walden

STATE OF UTAH

COUNTY OF UTAH

On this 4 day of May 2022, before me, a notary public, personally appeared Tiffany A. Walden, the Manager of ZJT Management LLC, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

Witness my hand and official seal.



Notary Public Signature

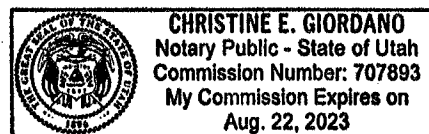


EXHIBIT A**Utah County Serial Number: 59:045:0126**

Legal Description: COM S 461.58 FT & E 82.83 FT FR NW COR. SEC. 13, T6S, R2W, SLB&M.; ALONG A CURVE TO R (CHORD BEARS: N 36 DEG 40' 56" E 66.47 FT, RADIUS = 1385.1 FT); S 37 DEG 22' 39" E .65 FT; S 46 DEG 50' 51" E .02 FT; S 64 DEG 31' 16" W .29 FT; S 51 DEG 57' 38" E 204.5 FT; N 40 DEG 11' 58" E 88.95 FT; N 44 DEG 31' 11" E 88.95 FT; N 48 DEG 50' 24" E 88.95 FT; N 53 DEG 11' 47" E 90.43 FT; S 35 DEG 5' 37" E 29.96 FT; S 54 DEG 58' 5" W 18.92 FT; S 52 DEG 8' 26" W 91.74 FT; S 47 DEG 36' 28" W 90.95 FT; S 43 DEG 4' 30" W 90.95 FT; S 38 DEG 32' 33" W 91.74 FT; S 35 DEG 43' 6" W 18.9 FT; N 54 DEG 42' 12" W 234.81 FT; N 86 DEG 46' 32" W .06 FT TO BEG. AREA 0.569 AC.