

When Recorded Return to:
Deer Hollow Properties, LLC
PO Box 554
New Harmony, UT 84757-0554

Space Above for Recorder's Use

WARRANTY DEED

Deer Hollow Properties, LLC, a Utah Limited Liability Company, GRANTOR(S)
of New Harmony, Washington County, State of Utah, hereby

CONVEYS AND WARRANTS to

Deer Hollow Properties, LLC, a Utah Limited Liability Company, GRANTEE(S) of New Harmony,
Washington County, State of Utah,

For the sum of *** **TEN AND NO/100** (and other good and valuable considerations) ***
DOLLARS

the following described tract(s) of land in Washington County, State of Utah, to-wit:

See Exhibit "A" Attached

**Note: This deed is being given to combine Parcel 3073-A-NS and Parcel 3051-A-2-B-NS into one
Tax Parcel Number;**

**ALSO being given to adjust the lot lines between Parcels 3051-A-2-B-NS, 3039-B-1-A-1-NS, 3072-
A-6-NS and NH-3-8-22-3111.**

SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and
equity and general property taxes for the year 2022 and thereafter.

Dated this 1st day of March, A.D. 2022

Deer Hollow Properties, LLC


Garth E. Frehner, Member

STATE OF UTAH
COUNTY OF IRON

On the 1st day of March, 2022, personally appeared before me GARTH E FREHNER, the signer of the foregoing
instrument, who duly acknowledged to me that he is the MEMBER of DEER HOLLOW PROPERTIES, LLC, a
Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he
executed it in such capacity.

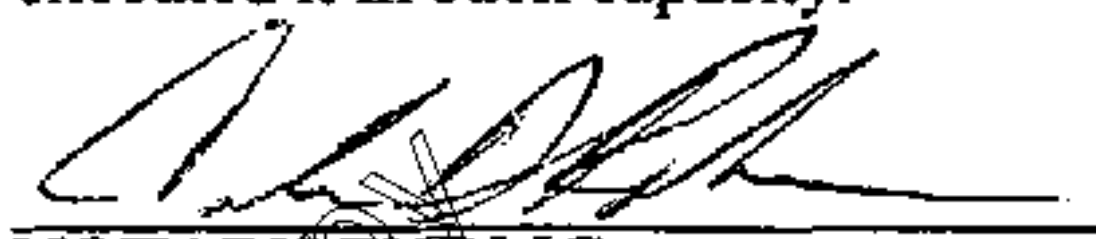

NOTARY PUBLIC
Residing at: Cedar City, UT





EXHIBIT "A"

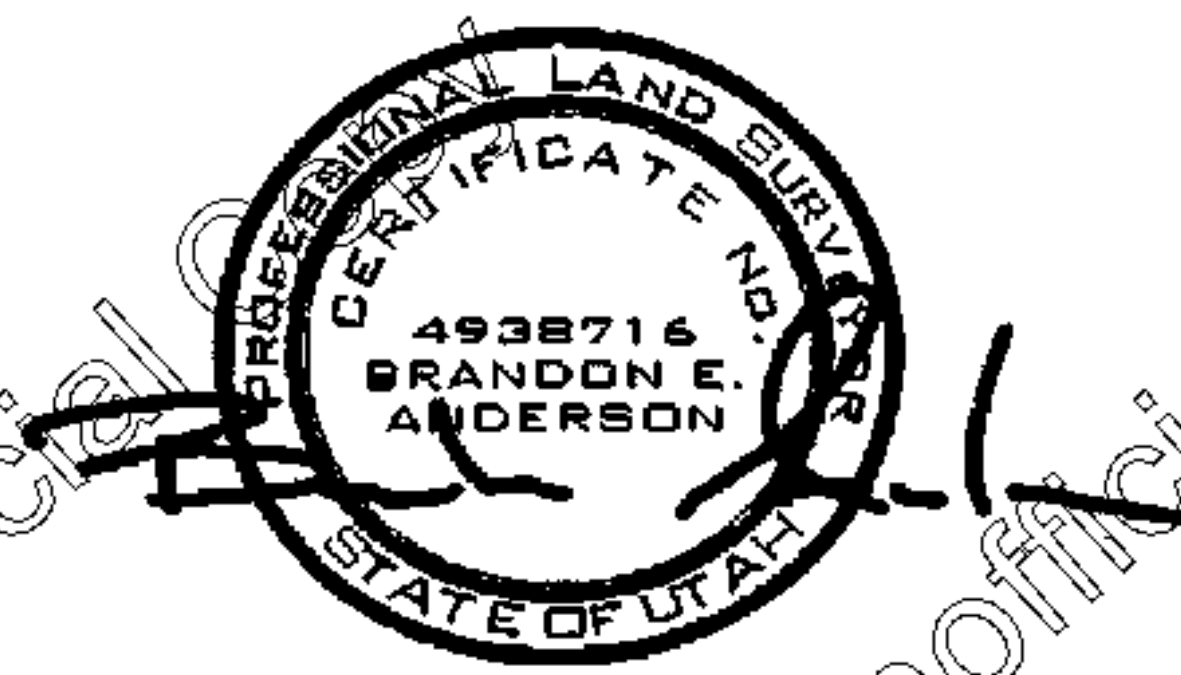
**Parcel 1: NH-3-8-22-3111
(New Harmony Townsite Parcel)**

Beginning at a point being North 01°01'43" East 2,297.11 feet along the section line and East 1,333.37 feet from the Southwest Corner of Section 22, Township 38 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence North 01°00'35" East 276.73 feet to the Southwest corner of parcel NH-3-8-22-312-SA;
 thence the following (2) courses along said parcel NH-3-8-22-312-SA;
 thence South 88°57'16" East 25.00 feet;
 thence North 01°02'44" East 49.80 feet to the East-West Center Section line;
 thence South 88°32'36" East 639.06 feet along said Center Section line to the Northwest corner of Deer Hollow Ranch Subdivision as found on file at the Washington County Recorder's Office, said point also being the Southwest corner of parcel NH-3-8-22-4203;
 thence South 01°02'32" West 902.87 feet along the Westerly line of said Deer Hollow Subdivision;
 thence South 36°26'04" West 104.37 feet;
 thence North 85°24'04" West 98.32 feet;
 thence North 25°14'41" West 537.28 feet;
 thence North 37°04'28" West 185.24 feet;
 thence North 24°08'29" West 34.81 feet;
 thence North 88°32'52" West 138.21 feet to the Point of Beginning.

Containing 428,919 square feet or 9.85 acres.

RESERVING THEREFROM an Easement for ingress, egress and utilities over a roadway known as Rachel Lane, said Easement and roadway description is shown as Exhibit "B" attached hereto:



February 23, 2022

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**Parcel 2: 3051-A-2-B-NS
 (County Parcel)**

Beginning at a point being North 01°01'43" East 2,297.11 feet along the section line and East 1,333.37 feet from the Southwest Corner of Section 22, Township 38 South, Range 13 West, Salt Lake Base & Meridian, and running;

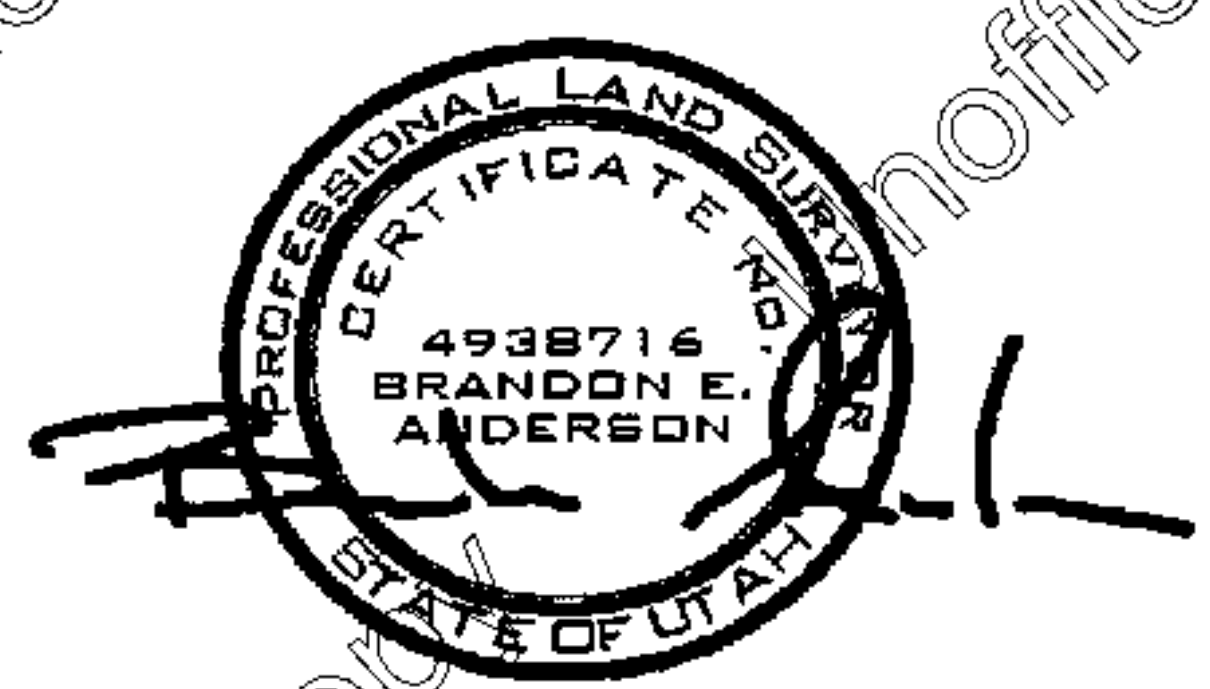
thence South 88°32'52" East 138.21 feet;
 thence South 24°08'29" East 34.81 feet;
 thence South 37°04'28" East 185.24 feet;
 thence South 25°14'41" East 537.28 feet;
 thence South 85°24'04" East 98.32 feet;
 thence North 36°26'04" East 104.37 feet to a point on the Westerly line of Deer Hollow Subdivision, as found on file at the Washington County Recorder's Office;
 thence South 01°02'32" West 144.64 feet along said Westerly line and to the Southwesterly corner of said Deer Hollow Subdivision, said point being the Northerly line of Parcel No. 3072-D-A-NS, as found on file at the Washington County Recorder's Office;
 thence along the Northerly line of said Parcel No. 3072-D-A-NS the following (4) courses;
 thence North 68°45'57" West 37.40 feet;
 thence South 80°17'03" West 77.61 feet;
 thence South 26°12'03" West 105.91 feet;
 thence South 01°27'03" West 8.89 feet to a point on the Northerly line of Parcel No. 3072-A-6-NS;
 thence along the Northerly line of said Parcel No. 3072-A-6-NS the following (3) courses;
 thence North 88°32'39" West 102.00 feet;
 thence South 53°50'08" West 80.11 feet;
 thence South 64°04'15" West 269.81 feet to the Northerly line of Parcel No. 3072-A-4-NS;
 thence North 88°34'08" West 104.00 feet along the Northerly line of said Parcel No. 3072-A-4-NS, to the Southwest 1/16th corner of said section 22, as represented by an Alpha rebar and cap;
 thence South 01°01'39" West 10.45 feet along the 1/16th line to the Northeast corner of Parcel No. 3081-A-2-A-NS;
 thence along the Northerly line of said Parcel No. 3081-A-2-A-NS the following (16) courses;
 thence South 52°13'09" West 36.12 feet to a point on the Northerly line of said Parcel No. 3081-A-2-A-NS, said point also being on an existing fence line;
 thence the following (10) courses along said existing fence line;
 thence North 45°59'59" West 31.19 feet;
 thence South 81°29'19" West 39.36 feet;
 thence North 35°19'40" West 72.07 feet;
 thence North 30°48'07" West 35.73 feet;
 thence North 37°22'39" West 35.29 feet;
 thence North 33°05'38" West 33.27 feet;
 thence North 23°34'58" West 40.70 feet;
 thence North 25°05'28" West 37.09 feet;
 thence North 03°10'52" East 59.81 feet;
 thence North 15°16'20" West 60.16 feet leaving said existing fence line;
 thence North 43°54'01" West 87.48 feet to an existing fence line;
 thence along said existing fence line the following (7) courses;
 thence North 56°56'42" West 131.78 feet;

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thence North 38°42'32" West 92.27 feet;
 thence South 85°09'17" West 207.21 feet;
 thence South 68°22'22" West 47.11 feet to the Northerly line of Parcel No. 3052-C-NS;
 thence North 87°02'54" West 133.44 feet along the said Northerly line of Parcel No. 3052-C-NS
 to the Easterly line of Parcel No. 3039-B-1-A-1-NS;
 thence along the Easterly line of said Parcel No. 3039-B-1-A-1-NS the following (3) courses;
 thence North 06°23'56" East 19.23 feet;
 thence North 33°28'49" West 72.88 feet;
 thence North 03°35'27" East 172.75 feet to the Southwesterly corner of Parcel No. 3054-NS;
 thence South 80°09'36" East 506.31 feet along the Southerly line of said Parcel No. 3054-NS,
 and to and along the Southerly line of Parcel No. 3053-NS, to a point on the Easterly line of Parcel
 No. 3048-NS, said point being on an existing fence line;
 thence South 03°28'52" East 124.48 feet along the Westerly line of said Parcel No. 3048-NS
 and existing fence line to the Southwesterly corner of said Parcel No. 3048-NS, said point being
 an Alpha rebar and cap;
 thence South 76°59'31" East 131.54 feet along the Southerly line of said Parcel No. 3048-NS,
 thence North 70°49'29" East 267.95 feet along the Southerly line of said Parcel No. 3048-NS,
 and to and along the Southerly line of Parcel No. 3047-NS said point also being on an existing
 fence corner;
 thence North 01°00'35" East 404.98 feet along said fence line to the Point of Beginning.

Containing 611,081 square feet or 14.03 acres.

RESERVING THEREFROM an Easement for ingress, egress and utilities over a roadway known
as Rachel Lane, said Easement and roadway description is shown as Exhibit "B" attached hereto:



February 23, 2022



Parcel 3: 3072-A-6-NS

Beginning at a point North 01°02'49" East 1,327.28 feet along the Center section line and North 88°33'36" West 778.18 feet from the South Quarter corner of section 22, Township 38 South, Range 13 West, Salt Lake Base and Meridian said point also being on the Northeasterly corner of Parcel No. 3072-A-2-NS and running;
thence North 88°33'36" West 210.70 feet along the Northerly line of said Parcel No. 3072-A-2-NS;
thence North 88°34'08" West 240.48 feet to and along the Northerly line of Parcel No. 3072-A-4-NS;
thence North 64°04'15" East 269.81 feet;
thence North 53°50'08" East 80.11 feet;
thence South 88°32'39" East 146.92 feet to the Westerly line of Parcel No. 3072-D-A-NS;
thence South 01°02'49" West 172.85 feet along the said Westerly line of Parcel No. 3072-D-A-NS; to the Point of Beginning.

Containing 49,777 square feet or 1.14 acres.

RESERVING THEREFROM an Easement for ingress, egress and utilities over a roadway known as Rachel Lane, said Easement and roadway description is shown as Exhibit "B" attached hereto.

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Parcel 4: 3039-B-1-A-1-NS

Beginning at the Southeast corner of Section 21, Township 38 South, Range 13 West, Salt Lake Base and Meridian and running;

thence North 88°48'39" West 1,006.37 feet along the section line of said section 21;
 thence North 18°28'40" East 296.76 feet;
 thence North 26°40'35" East 125.28 feet;
 thence North 08°46'37" West 191.35 feet;
 thence North 11°44'03" West 135.88 feet;
 thence North 21°21'26" West 254.62 feet to a point on an existing fence line;
 thence along said fence line the following (7) courses;
 thence North 83°50'05" East 50.50 feet to a fence corner;
 thence North 30°44'43" East 139.89 feet to a fence corner
 thence North 84°12'12" East 54.05 feet to a fence corner;
 thence North 00°36'02" West 96.49 feet to a fence corner;
 thence North 09°11'01" East 39.48 feet to a fence corner;
 thence North 05°06'43" West 62.61 feet to a fence corner;
 thence North 09°46'05" West 305.93 feet to a fence corner;
 thence North 62°53'55" East 33.77 feet to a fence corner;
 thence North 82°14'14" East 84.44 feet to a fence corner;
 thence South 88°13'24" East 91.50 feet to a fence corner;
 thence North 74°15'04" East 141.56 feet to a fence corner;
 thence North 21°29'33" East 21.00 feet to a fence corner;
 thence North 69°06'13" East 121.31 feet to a fence corner with a found aluminum cap RLS 4270;
 thence North 02°45'28" West 203.39 feet to a fence corner with a found aluminum cap RLS 4270;
 thence North 03°53'25" West 459.66 feet to a fence corner with a found aluminum cap RLS 4270;
 thence North 86°47'12" East 183.80 feet to a fence corner with a found aluminum cap RLS 4270;
 thence North 01°30'54" West 409.22 feet to a fence corner with a found aluminum cap RLS 4270;
 thence North 21°32'56" West 143.77 feet to a fence corner with a found aluminum cap RLS 4270;
 thence South 87°09'23" East 555.80 feet to a fence corner with a found aluminum cap RLS 4270;
 thence South 00°09'04" West 505.41 feet to the centerline of Ash Creek;
 thence along the centerline of said Ash Creek the following (6) courses;
 thence South 77°16'29" East 62.78 feet;
 thence South 64°20'04" East 86.15 feet;
 thence South 54°02'18" East 162.35 feet;
 thence South 02°24'19" West 124.42 feet;
 thence South 03°10'48" East 86.45 feet;
 thence South 02°03'31" West 9.83 feet;
 thence leaving the centerline of said Ash Creek and running South 03°35'27" West 172.75 feet;
 thence South 33°28'49" East 72.88 feet to a fence corner with a found aluminum cap RLS 4270;
 thence South 06°23'56" West 19.23 feet to a fence corner with a found aluminum cap RLS 4270;

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thence South 86°05'38" West 458.17 feet to a fence corner with a found aluminum cap RLS 4270;
thence South 22°21'35" East 829.26 feet to a fence corner with a found aluminum cap RLS 4270;
thence South 84°07'11" West 352.87 feet to a fence corner with a found aluminum cap RLS 4270;
thence South 01°01'32" West 957.70 feet to the Point of Beginning.

Containing 2,534,835 square feet or 58.19 acres.

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Exhibit "B"

(Rachel Lane Easement)

Beginning at a point on the East-West center section line, said point being North 01°01'43" East 2,622.33 feet along the section line and East 1,392.13 feet from the Southwest Corner of Section 22, Township 38 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence South 88°32'36" East 16.05 feet along said center section line;

thence South 03°00'18" East 125.14 feet;

thence South 120.50 feet along an arc of a 592.00 foot radius curve to the left (center bears North 86°59'42" East, long chord bears South 08°50'10" East 120.29 feet with a central angle of 11°39'45");

thence South 14°40'03" East 99.65 feet;

thence Southeast 15.12 feet along an arc of a 42.00 foot radius curve to the left (center bears North 75°19'57" East, long chord bears South 24°58'50" East 15.04 feet with a central angle of 20°37'35");

thence South 35°17'38" East 63.55 feet;

thence Southeast 19.60 feet along an arc of a 392.00 foot radius curve to the left (center bears North 54°42'22" East, long chord bears South 36°43'35" East 19.60 feet with a central angle of 02°51'53");

thence South 38°09'31" East 107.92 feet;

thence Southeast 87.10 feet along an arc of a 308.00 foot radius curve to the right (center bears South 51°50'29" West, long chord bears South 30°03'26" East 86.81 feet with a central angle of 16°12'10");

thence South 24°17'50" East 288.52 feet;

thence South 25.67 feet along an arc of a 308.00 foot radius curve to the right (center bears South 65°42'10" West, long chord bears South 21°54'36" East 25.66 feet with a central angle of 04°46'29");

thence South 19°31'22" East 29.42 feet;

thence Southeast 78.65 feet along an arc of a 467.00 foot radius curve to the left (center bears North 70°28'38" East, long chord bears South 24°20'51" East 78.56 feet with a central angle of 09°38'59");

thence South 29°10'21" East 69.57 feet;

thence South 55.67 feet along an arc of a 133.00 foot radius curve to the right (center bears South 60°49'39" West, long chord bears South 17°10'55" East 55.26 feet with a central angle of 23°58'52");

thence Southwest 48.00 feet along an arc of a 48.00 foot radius curve to the right (center bears South 84°48'31" West, long chord bears South 23°27'24" West 46.02 feet with a central angle of 57°17'45");

thence South 52°06'16" West 37.40 feet;

thence Southwest 11.60 feet along an arc of a 58.00 foot radius curve to the right (center bears North 37°53'44" West, long chord bears South 57°50'03" West 11.58 feet with a central angle of 11°27'33");

thence South 63°33'49" West 67.09 feet;

thence Southwest 47.71 feet along an arc of a 167.00 foot radius curve to the left (center bears South 26°26'11" East, long chord bears South 55°22'43" West 47.55 feet with a central angle of 16°22'13");

thence South 47°11'36" West 14.76 feet;

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thence Southwest 54.33 feet along an arc of a 283.00 foot radius curve to the right (center bears North 42°48'24" West, long chord bears South 52°41'37" West 54.25 feet with a central angle of 11°00'02");

thence South 58°11'38" West 54.32 feet;

thence Southwest 94.55 feet along an arc of a 483.00 foot radius curve to the right (center bears North 31°48'22" West, long chord bears South 63°48'07" West 94.40 feet with a central angle of 11°12'58");

thence South 69°24'36" West 44.12 feet;

thence West 11.07 feet along an arc of a 83.00 foot radius curve to the right (center bears North 20°35'24" West, long chord bears South 73°13'47" West 11.06 feet with a central angle of 07°38'22");

thence South 77°02'58" West 54.36 feet;

thence Southwest 20.90 feet along an arc of a 27.00 foot radius curve to the left (center bears South 12°57'02" East, long chord bears South 54°52'26" West 20.38 feet with a central angle of 44°21'04");

thence South 32°41'54" West 80.04 feet;

thence South 31.27 feet along an arc of a 67.00 foot radius curve to the left (center bears South 57°18'06" East, long chord bears South 19°19'46" West 30.98 feet with a central angle of 26°44'17");

thence South 05°57'37" West 29.34 feet;

thence South 29.00 feet along an arc of a 58.00 foot radius curve to the right (center bears North 84°02'23" West, long chord bears South 20°17'03" West 28.70 feet with a central angle of 28°38'52");

thence South 34°36'29" West 31.04 feet;

thence Southwest 9.24 feet along an arc of a 42.00 foot radius curve to the left (center bears South 55°23'31" East, long chord bears South 28°18'20" West 9.22 feet with a central angle of 12°36'18");

thence South 22°00'11" West 159.48 feet;

thence Southwest 80.23 feet along an arc of a 78.00 foot radius curve to the right (center bears North 67°59'49" West, long chord bears South 51°28'10" West 76.74 feet with a central angle of 58°55'58");

thence South 80°56'09" West 68.95 feet;

thence Southwest 10.20 feet along an arc of a 17.00 foot radius curve to the left (center bears South 09°03'51" East, long chord bears South 63°44'50" West 10.05 feet with a central angle of 34°22'39");

thence South 46°33'30" West 35.73 feet;

thence Southwest 6.12 feet along an arc of a 17.00 foot radius curve to the left (center bears South 43°26'30" East, long chord bears South 36°14'43" West 6.09 feet with a central angle of 20°37'35");

thence South 25°55'55" West 77.24 feet;

thence North 09°01'04" West 27.93 feet;

thence North 25°55'55" East 54.35 feet;

thence Northeast 11.88 feet along an arc of a 33.00 foot radius curve to the right (center bears South 64°04'05" East, long chord bears North 36°14'43" East 11.82 feet with a central angle of 20°37'35");

thence North 46°33'30" East 35.73 feet;

thence Northeast 19.80 feet along an arc of a 33.00 foot radius curve to the right (center bears South 43°26'30" East, long chord bears North 63°44'50" East 19.50 feet with a central angle of 34°22'39");

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thence North 80°56'09" East 68.95 feet;
 thence Northeast 63.77 feet along an arc of a 62.00 foot radius curve to the left (center bears North 09°03'51" West, long chord bears North 51°28'10" East 61.00 feet with a central angle of 58°55'58");
 thence North 22°00'11" East 159.48 feet;
 thence Northeast 12.76 feet along an arc of a 58.00 foot radius curve to the right (center bears South 67°59'49" East, long chord bears North 28°18'20" East 12.73 feet with a central angle of 12°36'18");
 thence North 34°36'29" East 31.04 feet;
 thence North 21.00 feet along an arc of a 42.00 foot radius curve to the left (center bears North 55°23'31" West, long chord bears North 20°17'03" East 20.78 feet with a central angle of 28°38'52");
 thence North 05°57'37" East 29.34 feet;
 thence North 38.73 feet along an arc of a 83.00 foot radius curve to the right (center bears South 84°02'23" East, long chord bears North 19°19'46" East 38.38 feet with a central angle of 26°44'17");
 thence North 32°41'54" East 80.04 feet;
 thence Northeast 33.29 feet along an arc of a 43.00 foot radius curve to the right (center bears South 57°18'06" East, long chord bears North 54°52'26" East 32.46 feet with a central angle of 44°21'04");
 thence North 77°02'58" East 54.36 feet;
 thence East 8.93 feet along an arc of a 67.00 foot radius curve to the left (center bears North 12°57'02" West, long chord bears North 73°13'47" East 8.93 feet with a central angle of 07°38'22");
 thence North 69°24'36" East 44.12 feet;
 thence Northeast 91.42 feet along an arc of a 467.00 foot radius curve to the left (center bears North 20°35'24" West, long chord bears North 63°48'07" East 91.27 feet with a central angle of 11°12'58");
 thence North 58°11'38" East 54.32 feet;
 thence Northeast 51.26 feet along an arc of a 267.00 foot radius curve to the left (center bears North 31°48'22" West, long chord bears North 52°41'37" East 51.18 feet with a central angle of 11°00'02");
 thence North 47°11'36" East 14.76 feet;
 thence Northeast 52.29 feet along an arc of a 183.00 foot radius curve to the right (center bears South 42°48'24" East, long chord bears North 55°22'43" East 52.11 feet with a central angle of 16°22'13");
 thence North 63°33'49" East 67.09 feet;
 thence Northeast 8.40 feet along an arc of a 42.00 foot radius curve to the left (center bears North 26°26'11" West, long chord bears North 57°50'03" East 8.39 feet with a central angle of 11°27'33");
 thence North 52°06'16" East 37.40 feet;
 thence Northeast 32.00 feet along an arc of a 32.00 foot radius curve to the left (center bears North 37°53'44" West, long chord bears North 23°27'24" East 30.68 feet with a central angle of 57°17'45");
 thence North 48.97 feet along an arc of a 117.00 foot radius curve to the left (center bears South 84°48'31" West, long chord bears North 17°10'55" West 48.61 feet with a central angle of 23°58'52");
 thence North 29°10'21" West 69.57 feet;

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thence Northwest 81.35 feet along an arc of a 483.00 foot radius curve to the right (center bears North 60°49'39" East, long chord bears North 24°20'51" West 81.25 feet with a central angle of 09°38'59");

thence North 19°31'22" West 29.42 feet;

thence North 24.33 feet along an arc of a 292.00 foot radius curve to the left (center bears South 70°28'38" West, long chord bears North 21°54'36" West 24.33 feet with a central angle of 04°46'29");

thence North 24°17'50" West 288.85 feet;

thence Northwest 82.90 feet along an arc of a 292.00 foot radius curve to the left (center bears South 68°06'27" West, long chord bears North 30°01'32" West 82.62 feet with a central angle of 16°15'58");

thence North 38°09'31" West 107.92 feet;

thence Northwest 20.40 feet along an arc of a 408.00 foot radius curve to the right (center bears North 51°50'29" East, long chord bears North 36°43'35" West 20.40 feet with a central angle of 02°51'53");

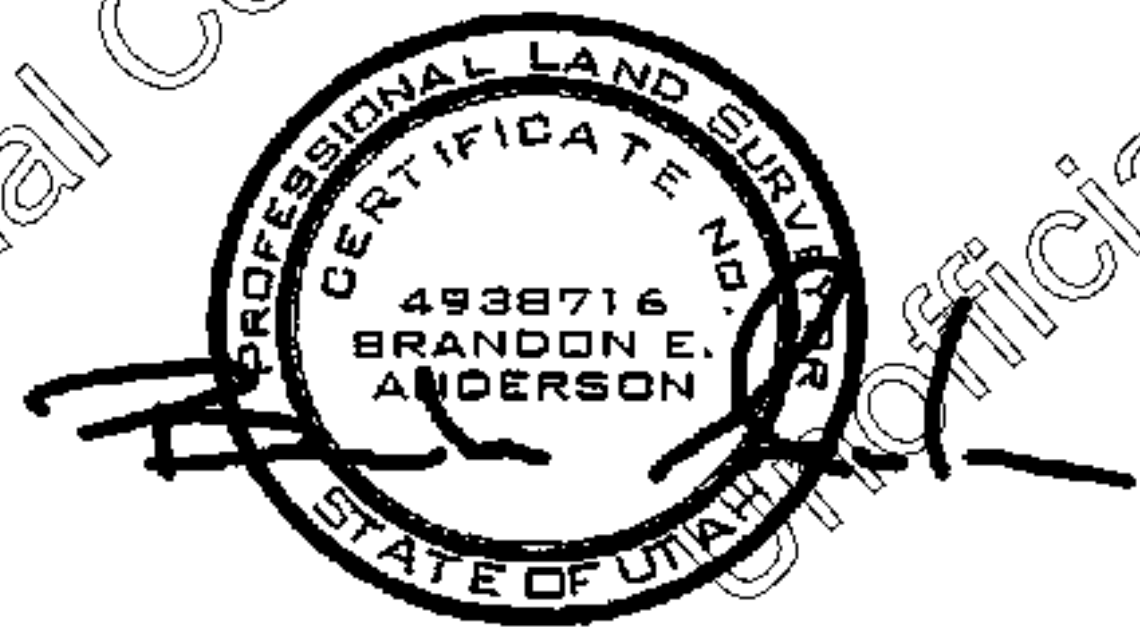
thence North 35°17'38" West 63.55 feet;

thence Northwest 20.88 feet along an arc of a 58.00 foot radius curve to the right (center bears North 54°42'22" East, long chord bears North 24°58'50" West 20.77 feet with a central angle of 20°37'35");

thence North 14°40'03" West 99.65 feet;

thence North 123.76 feet along an arc of a 608.00 foot radius curve to the right (center bears North 75°19'57" East, long chord bears North 08°50'10" West 123.54 feet with a central angle of 11°39'45");

thence North 03°00'18" West 126.39 feet to the Point of Beginning.



February 1, 2022