

WHEN RECORDED, MAIL TO  
AND SEND TAX NOTICES TO:

Snell & Wilmer, L.L.P.  
15 W. South Temple, Suite 1200  
Salt Lake City, UT 84101  
Attn: Wade Budge

Ent 556152 Bk 976 Pg 549 -551  
Date: 01-Jul-2025 04:20 PM  
Fee: \$40.00 ACH  
Filed By: GKN  
GINA NELSON, Recorder  
GRAND COUNTY CORPORATION  
For: Inwest Title West Haven  
Recorded Electronically by Simplifile

7/18/25  
Not Filled  
26 Acres

7/18/25  
Filled  
36 Acres

Tax Parcel Nos. 12-0010-0002 and 12-0015-0001

### SPECIAL WARRANTY DEED

For the sum of Ten and No/100 Dollars (\$10.00), KANE CREEK PRESERVATION AND DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), whose address is 10466 Iverson Lane, Highland, Utah 84003, hereby conveys and warrants against all persons and entities claiming by, through, or under it to KCPD PHASE I, LLC, a Utah limited liability company ("Grantee"), whose address is 10466 Iverson Lane, Highland, Utah 84003, the following described real property which is located in Grand County, Utah, and is more particularly described as follows:

See Exhibit "A", attached hereto, which is incorporated herein (the "Property"),

together with all improvements, buildings, structures and fixtures located thereon, if any; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right of way, open or proposed, abutting or adjacent to the Property, but expressly excluding any water, water shares, or water rights; the strips, gaps or gores, if any, between the Property and abutting property; all oil, gas or other mineral interests in, on, under or above the Property, to the extent such interests were not previously severed from the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property; and

SUBJECT ONLY TO: Non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

This Deed shall constitute a bona fide division of land by deed in accordance with Utah Code Ann. § 10-9a-103(76)(c)(iii), whereby this Deed (i) is made in anticipation of future land use approvals on the Property, (ii) does not confer any land use approvals, and (iii) has not been approved by the applicable land use authority for the Property.

[SIGNATURE PAGE FOLLOWS]

Dated as of the 1 day of July, 2025.

**KANE CREEK PRESERVATION  
AND DEVELOPMENT, LLC,**  
a Delaware limited liability company

By: 

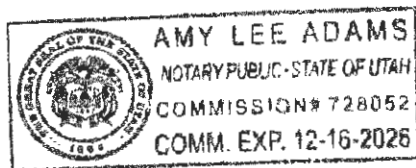
Name: Craig N. Weston

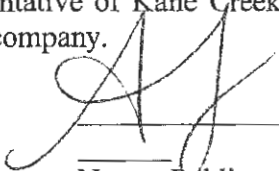
Title: Authorized Representative

State of Utah )

County of Utah )  
SS

The foregoing instrument was acknowledged before me this 1 day of July, 2025, by Craig N. Weston, the Authorized Representative of Kane Creek Preservation and Development, LLC, a Delaware limited liability company.



  
Notary Public  
Residing at: Utah County

**EXHIBIT A  
TO  
SPECIAL WARRANTY DEED**

**Legal Description of the Property**

The Property located in Grand County, Utah is more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Section 15, Township 26 South, Range 21 East, Salt Lake Base and meridian, said point being North 26°33'38" East 2951.57 feet from the West Quarter corner of Section 15, T26S, R21E, SLB&M, and proceeding thence North 49°53'17" West 132.07 feet; thence with a curve having a radius of 1178.00 feet, to the left with an arc length of 152.44 feet, (a chord bearing of South 35°19'29" West 152.33 feet); thence South 31°37'03" West 176.71 feet; thence with a curve having a radius of 178.00 feet, to the left with an arc length of 94.04 feet, (a chord bearing of South 16°28'59" West 92.95 feet); thence South 00°08'19" West 8.79 feet; thence North 88°46'41" West 44.01 feet; thence North 00°08'19" East 8.40 feet; thence with a curve having a radius of 222.00 feet, to the right with an arc length of 12.65 feet, (a chord bearing of North 02°51'13" East 12.64 feet); thence North 85°31'53" West 32.03 feet; thence North 56°26'09" West 175.83 feet to the meander of the Colorado River; thence with said meander the following three courses: North 31°37'04" East 196.22 feet; thence North 31°37'04" East 147.57 feet; thence North 40°00'29" East 558.82 feet; thence South 49°57'43" East 113.60 feet; thence with a curve having a radius of 466.97 feet, to the right with an arc length of 116.86 feet, (a chord bearing of North 88°34'05" East 116.55 feet); thence South 83°52'27" East 5.70 feet; thence with a curve having a radius of 454.52 feet, to the right with an arc length of 238.97 feet, (a chord bearing of South 68°46'24" East 236.23 feet); thence South 53°43'58" East 57.93 feet; thence North 25°47'17" East 31.88 feet; thence South 65°27'18" East 35.76 feet; thence with a curve having a radius of 975.00 feet, to the left with an arc length of 46.15 feet, (a chord bearing of North 22°51'27" East 46.15 feet); thence North 21°30'05" East 212.01 feet; thence with a curve having a radius of 475.00 feet, to the right with an arc length of 62.71 feet, (a chord bearing of North 25°17'00" East 62.66 feet); thence North 29°03'55" East 30.17 feet; thence South 61°05'04" East 50.00 feet; thence South 65°48'48" East 56.26 feet; thence South 21°34'02" West 85.46 feet; thence South 22°49'40" West 153.51 feet; thence South 30°59'11" West 204.04 feet; thence South 11°08'57" West 264.27 feet to a point on the North line of said Section 15; thence with said Section line North 89°50'30" West 517.06 feet to the point of beginning, having an area of 468,258 square feet, 10.75 acres.