

Mail Tax notice to:
Grantee
Capon Capital, LLC
5577 E. Elkhorn Dr.
Eden UT 84310



W2668506

E# 2668506 PG 1 OF 2
ERNEST D ROWLEY, WEBER COUNTY RECORDER
16-DEC-13 456 PM FEE \$12.00 DEP SGC
REC FOR: CAPON CAPITAL LLC

Tax ID No.: Pt. 22-016-0096

**SPECIAL WARRANTY DEED
OF EASEMENT**

KRK Wolf Creek, LLC, a Utah Limited Liability Company

GRANTOR of Sandy, State of Utah, hereby **CONVEYS** and **WARRANTS** AN EASEMENT FOR INGRESS AND EGRESS To:

Capon Capital, LLC, A Utah Limited Liability Company

GRANTEE of Eden, Utah for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land for ingress and egress purposes in Weber County, State of Utah:

As more fully described on attached Exhibit "A" hereto attached and made a part hereof

SUBJECT TO: County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said grantor(s) _____

KRK Wolf Creek, LLC, a Utah Limited Liability Company

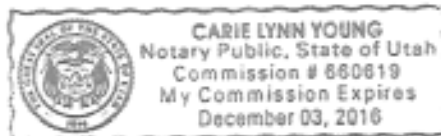
By: _____

Owner of Record

State of UTAH, County of _____) ss:

On this date, December 4, 2013, personally appeared before me Robert Olsen who being by me duly sworn did say, that he/she is the Managing Member of KRK Wolf Creek, LLC, a Utah Limited Liability Company, the corporation that executed the above and foregoing instrument and that said instrument was signed on behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said _____ acknowledged to me that said corporation executed the same.

Carie Lynn Young
Notary Public



THE RETREAT – ACCESS EASEMENT

An access easement in the Northeast Quarter of Section 22, Township 7 North, Range 1 East, Salt Lake Base and Meridian described as follows:

Beginning at a point on the easterly boundary of a parcel of land deeded to Capon Capital, LLC, Entry No. 2640636, said point being North 19°54'40" East along the boundary line 90.01 feet and North 38°39'47" East along the boundary line 64.10 feet from the Southeast corner of said parcel common with the Northeast corner of Wolf Star 1B, Entry No. 871503, and running thence along the boundary of said Capon Capital parcel the following two (2) courses: 1) North 38°39'47" East 228.53 feet; 2) thence North 50°20'13" West 228.02 feet to a point of curvature of a 75.00 foot radius non-tangent curve to the left, the center of which bears North 42°17'00" West; thence northeasterly 26.55 feet along the arc of said curve through a central angle of 20°16'55" to a point of reverse curvature of a 200.00 foot radius curve to the right, the center of which bears South 62°33'54" East; thence easterly 428.11 feet, more or less along the arc of said curve through a central angle of 122°38'42" to a point on the westerly boundary line of The Retreat Phase 2 Subdivision thence along the said boundary South 26°52'53" West 177.54 feet to a point on the Northwest corner of The Retreat Phase 1 Subdivision; thence along said boundary South 26°52'53" West 278.85 feet; thence North 66°53'35" West 138.99 feet, more or less to the Point of Beginning.

Containing 95,070 square feet or 2.18 acres, more or less.

THE RETREAT ACCESS EASEMENT EXHIBIT

