



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☐ Building
- ☐ Title Company
- ☐ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: May 3, 2021 Item #: P21-109	REQUESTS:
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Fax: 734-3563 Email: panthony@jacksonwy.gov	The applicant is submitting a request for a Grading Pre-Application for the properties located at 45 Mercill, 325-375 N Cache, 330-370 N Glenwood, Lots 1-10, 12-17 BLK 3 Jones PIDN: 22-41-16-28-4-03-001,3-9,11,13 For questions, please call Brian Lenz at 307-733-0440 x1410, or email to the address shown to the left. Thank you.
Owner / Applicant: Mogul Hospitality Partners PO Box 998 Midway, UT 84049	
Please respond by: May 10 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
btlenz@jacksonwy.gov



GRADING PRE-APPLICATION CONFERENCE REQUEST

MOGUL HOSPITALITY PARTNERS – JACKSON, LLC

Location:

LOTS 1-10, 12-17 BLK 3 JONES
PIDN: 22-41-16-28-4-03-001, 3-9, 11, 13
45 MERCILL; 325-375 N CACHE; 330-370 N GLENWOOD
Town of Jackson, Wyoming

Prepared For:

Mogul Hospitality Partners - Jackson, LLC
c/o Rachel Lambert, VP of Construction
PO Box 998
Midway, UT 84049-0998
rachell@mogulcapital.com
(602) 885-2342

SCG Project No. 164171

Delivered: April 28, 2021



April 28, 2021

Town of Jackson Planning and Building
PO Box 1687
150 E Pearl Street
Jackson, WY 83001
(Ph) [307-733-0440](tel:307-733-0440)
planning@jacksonwy.gov

RE: GRADING PRE-APPLICATION CONFERENCE REQUEST
Property Owner - Mogul Hospitality Partners - Jackson, LLC
Town of Jackson, Wyoming

Hello,

Please accept this pre-application conference request package on behalf of the property owner/applicant, Mogul Hospitality Partners - Jackson, LLC. Rachel Lambert, VP of Construction for Mogul Hospitality Partners, is the owner/applicant designated contact. Please copy Rachel (rachell@mogulcapital.com, 602.885.2342) on all correspondences regarding this application.

The subject properties encompass most of Block 3 within the Jones Addition - from Merfill north to Perry and from N. Cache west to N. Glenwood. The existing alleyway divides the properties. A large portion of the properties are vacant and cleared of past development. However, some commercial businesses and residential units remain, mostly within the N Glenwood properties. The proposed project, Jackson Mixed Use Development, intends to build out all properties with a mix of hotels, condominiums and housing.

This grading pre-application conference is requested due to the proposed level of development, which will require a plan-level grading and erosion control permit, public right-of-way permits, encroachment permits and other agreements. The development may require modifications or the relocations of utility mains. The owner/applicant is requesting the attention of the Public Works Director and Town Engineer to review these documents and attend the pre-application conference due to complexity of utility and right-of-way issues. A pre-application conference request that contemplates future planning issues, physical development and uses will be submitted at a later time.

This submittal includes the following files:

1. Existing conditions site plan
2. The pre-application request form
3. The property deeds of record.

The key details and items pertaining to the properties and the project are as follows:

1. Properties:

- PIDN: 22-41-16-28-4-03-001
 - 375 N Cache Street
 - Lots 1-2, Block 3, Jones Addition
 - Vacant
- PIDN: 22-41-16-28-4-03-003
 - 370 N Glenwood Street
 - Lot 17, Block 3, Jones Addition
 - Existing single-family residence to be removed
- PIDN: 22-41-16-28-4-03-004
 - 355 N Cache Street
 - Lots 3-4, Block 3, Jones Addition
 - Vacant
- PIDN: 22-41-16-28-4-03-005
 - 335 N Cache Street
 - Lot 6, Block 3, Jones Addition
 - Existing commercial use buildings to be removed
- PIDN: 22-41-16-28-4-03-006
 - 360 N Glenwood Street
 - Lot 16, Block 3, Jones Addition
 - Existing single-family residence to be removed
- PIDN: 22-41-16-28-4-03-007
 - 350 N Glenwood Street
 - Lot 15, Block 3, Jones Addition
 - Vacant
- PIDN: 22-41-16-28-4-03-008
 - 330 N Glenwood Street
 - Lots 12-14, Block 3, Jones Addition
 - Existing offices/apartments/warehouse spaces to be removed
- PIDN: 22-41-16-28-4-03-009
 - 325 N Cache Street
 - Lots 7-8, Block 3, Jones Addition
 - Vacant
- PIDN: 22-41-16-28-4-03-011
 - 45 Mercill Avenue
 - West 60-feet of Lots 9-10, Block 3, Jones Addition
 - Vacant
- PIDN: 22-41-16-28-4-03-013
 - 345 N Cache Street
 - Lot 5, Block 3, Jones Addition
 - Vacant



2. **Land:** The project encompasses 15-lots with a gross site area of approximately 2.29-acres. The area slopes very mildly from south to north with approximately 3.5-feet of elevation change over 500-feet. Refer to the attached *Existing Conditions Site Plan* for reference.
3. **Zoning:** CR-2 – Commercial Residentail-2. There are no proposed changes to the current zoning designation. The allowable FAR is 0.8.
4. **Comprehensive Plan Character District:** Town Commercial Core, Sub Area 2.3.
5. **Existing Development:** The buildings and other structures that remain on the properties will be removed prior to proceeding with the proposed development. The existing utility services will be abandoned during demolition. The properties are surrounded by public utilities – water, sewer, storm, gas, power and communications.
6. **Proposed Development:** The Jackson Mixed Use Development will likely include hotel lodging, condominium units along with employee and workforce housing. The intent is to develop by-right and to comply with all relevant LDR standards and resolutions without the need for variances or deviations. The development is proposed within two- and three-story structures with the potential for a full level below existing grade. Parking will include typical stalls and car stacking systems. Primary access points are proposed off of N. Cache and N. Glenwood with secondary points within the alley. The team will engage WDOT regarding N. Cache access and improvements.

The purpose for this grading pre-application conference is to discuss how the proposed development project impacts the Town's infrastructure and to define what steps we can take to collaboratively work towards sensible mitigation solutions that assistance both entities. For example, the team would like to discuss the following:

1. **Alley:** With developer ownership of 15 of the 19 lots with direct alley access, what options are available for:
 - Vacation of all or a large portion of the alley easement/right-of-way and transfer to developer?
 - Usage of the alley for subterranean development – crossing beneath for underground access, parking or other?
 - Usage of the alley for overhead development – crossing over the alley for building pedestrian connections or general floor area? If so, at what height?
 - Re-grading the alley surface elevations to match the east and west building finished floor elevations.
2. **Utilities:**
 - **Storm Sewer:** What is TOJ's plan for the Cache Creek Storm Sewer?
 - The storm sewer currently bi-secs the development area from east to west. Will it be re-routed around the block?
 - Does the developer have the option of utilizing the TOJ storm sewer system for construction dewatering?
 - Post-development stormwater detention will be addressed on-site and be discharged back into the TOJ systems at historic rates.
 - **Sanitary Sewer:** For the purpose of re-grading, usage or vacation of the alley, what options exist for relocation or abandonment of the sewer main located within the alley?



- Can the north segment be connected west along Perry Ave to the existing main in N Glenwood?
- Can the north segment be connected west along the north side of Lot 17 to the existing main in N Glenwood?
- **Water:** The development does not propose modifications or impacts to the existing watermain.
- **Power and Gas:** The developer will work with LVE and other utility providers to relocate or reroute the utilities depending upon TOJ's allowed alley usages.
- 3. Access Points:**
 - Are there concerns with any proposed access point within the development footprint? The existing multiple curb cuts and access points are expected to be removed and reconfigured.
- 4. Off-site Improvements:** It is anticipated that the existing streetscapes will require improvement. N. Cache has a special streetscape condition with a 13.5-foot setback from existing top back of curb. What improvements are required along Perry, Mercill and N Glenwood? Attached sidewalks (6-foot wide) with landscape buffer (5-foot wide)?
- 5. Agreements and Other Permits:**
 - What agreement and documentation would be required for a request to vacate the alley?
 - What encroachment agreements are anticipated?
 - What public right-of-way permits are anticipated?
 - What conditions or approval are anticipated?
 - Will a development agreement be required? If so, what items may be contemplated?

The project scale and development area present many challenges and opportunities. The team looks forward to working with the Town's Public Works and Engineering Departments to seek solutions that allow the project to proceed with limited unknown expectations.

Please reach out to us at your convenience to schedule the pre-application conference. We appreciated the opportunity to work with you on this project.

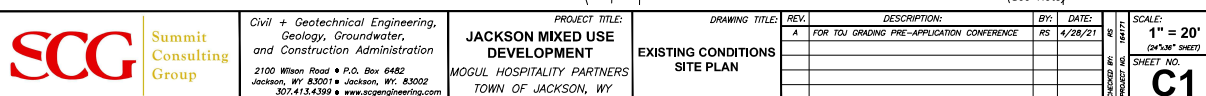
Sincerely,

Summit Consulting Group, LLC

A handwritten signature in black ink, appearing to read "Randy Schrauder", is written over a light gray, textured background.

Randy Schrauder, P.E.

Attachments:





PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be process the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: JACKSON MIXED USE DEVELOPMENT

Physical Address: 45 MERCILL; 325-375 N CACHE; 330-370 N GLENWOOD

Lot, Subdivision: LOTS 1-10, 12-17 BLK 3 JONES

PIDN: 22-41-16-28-4-03-001, 3-9, 11, 13

PROPERTY OWNER.

Name: MOGUL HOSPITALITY PARTNERS - JACKSON, LLC

Phone: 435-709-1004

Mailing Address: PO BOX 998 MIDWAY, UT

ZIP: 84049-0998

E-mail: BRADW@MOGULCAPITAL.COM

APPLICANT/AGENT.

Name, Agency: MOGUL HOSPITALITY PARTNERS - JACKSON, LLC

Phone: 602.885.2341

Mailing Address: PO BOX 998 MIDWAY, UT

ZIP: 84049-0998

E-mail: RACHELL@MOGULCAPITAL.COM

DESIGNATED PRIMARY CONTACT.

_____ Property Owner x _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

<input type="checkbox"/> Physical Development Permit	This pre-application conference is:
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Required
<input type="checkbox"/> Development Option or Subdivision Permit	<input checked="" type="checkbox"/> Optional
<input type="checkbox"/> Interpretations of the LDRs	<input type="checkbox"/> For an Environmental Analysis
<input type="checkbox"/> Amendments to the LDRs	<input checked="" type="checkbox"/> For grading
<input type="checkbox"/> Relief from the LDRs	
<input type="checkbox"/> Environmental Analysis	

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.

Have you attached the following?

☒ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

☒ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

- ☒ Existing property conditions (buildings, uses, natural resources, etc)
- ☒ Character and magnitude of proposed physical development or use
- ☒ Intended development options or subdivision proposal (if applicable)
- ☐ Proposed amendments to the LDRs (if applicable)

☐ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

- ☐ Property boundaries
- ☐ Existing and proposed physical development and the location of any uses not requiring physical development
- ☐ Proposed parcel or lot lines (if applicable)
- ☐ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

☐ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

☒ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Rachel Lambert

04/30/2021

Signature of Owner or Authorized Applicant/Agent

Date

Rachel Lambert

VP of Construction

Name Printed

Title

SPECIAL WARRANTY DEED

RELEASED	
INDEXED	
ABSTRACTED	<input checked="" type="checkbox"/>
SCANNED	<input checked="" type="checkbox"/>

Bank of Jackson Hole, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an IRC § 1031 tax deferred exchange, on behalf of Grantee, CONVEYS AND WARRANTS to Mogul Hospitality Partners - Jackson, LLC, a Utah limited liability company, GRANTEE, whose address is 210 E. Main Street, Suite 109, Midway, Utah 84049, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lots 1, 2, 3, 4, 5, 7 and 8 of Block 3, and the West 60' of Lots 9 and 10 of Block 3 of the Joseph R. Jones Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on September 10, 1925 as Plat No. 113.

PIDN: 22-41-16-28-4-03-001, 22-41-16-28-4-03-004, 22-41-16-28-4-03-013, 22-41-16-28-4-03-009, 22-41-16-28-4-03-011


Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the current year; building and zoning regulations; city, county, and state subdivision and zoning laws; and easements, restrictive covenants, and reservations of sight and record.

Grantor shall and will specially warrant that the title to the aforesaid property is free from defects or encumbrances created or suffered by Grantor and will forever defend the property conveyed by the within deed, and every part thereof, against every person lawfully claiming the same, or any part thereof, by, through, or under Grantor, and no other.

WITNESS my hand this 14 day of January, 2016.

GRANTOR: BANK OF JACKSON HOLE
GRANTEE: MOGUL HOSPITALITY PARTNERS - JACKSON*
Doc 0897738 bk 912 pg 822-822 Filed At 12:28 ON 01/15/16
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary D Antrobus Deputy

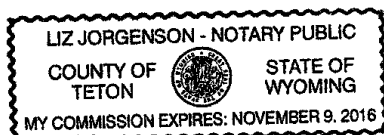
Bank of Jackson Hole:

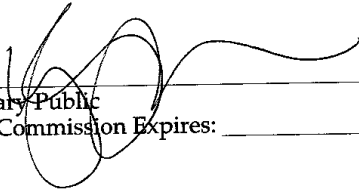

James E. Ryan, President

STATE OF Wyoming
COUNTY OF Teton

The foregoing instrument was acknowledged before me this 14 day of January, 2016 by James E. Ryan as President of Bank of Jackson Hole.

WITNESS my hand and official seal.




Notary Public
My Commission Expires: _____

WARRANTY DEED

James M. Peck and Karen M. Youngblood, Husband and Wife, GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to an IRC, § 1031 tax deferred exchange on behalf of Grantor, receipt of which is hereby acknowledged, CONVEY AND WARRANT TO Mogul Capital, LLC, a Utah limited liability company, GRANTEE, whose address is PO Box 998, Midway, UT 84049, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 6 of Block 3 of the Joseph R. Jones Addition to the Town of Jackson, Teton County, Wyoming, according to that Plat recorded in the office of the Teton County Clerk on September 10, 1925 as Plat No. 113.

PIDN: 22-41-16-28-4-03-005

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 11th
day of March, 2021.

James M. Peck

James M. Peck

Karen M. Youngblood

Karen M. Youngblood

STATE OF

WY

)

COUNTY OF

Teton

) ss.

)

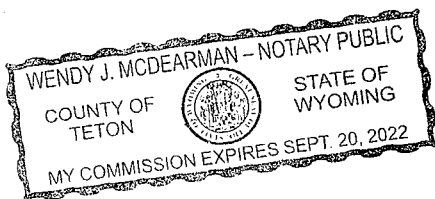
The foregoing instrument was acknowledged before me by James M. Peck and
Karen M. Youngblood this 11th day of March, 2021.

WITNESS my hand and official seal.

[Signature]

Notary Public

My commission expires: 9.20.22



Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: 330 NORTH GLENWOOD INC
GRANTEE: MOGUL HOSPITALITY PARTNERS-JACKSON*
Doc 0931611 Filed At 16:00 ON 07/12/17
Sherry L. Daigle Teton County Clerk fees: 18.00
By Mary Antrobus Deputy Clerk

SPECIAL WARRANTY DEED

330 North Glenwood, Inc., a Wyoming corporation who acquired title as 330 North Glenwood, Inc., a Virginia corporation, GRANTOR, of P.O. Box 610, Jackson, WY 83001, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND SPECIALLY WARRANTS in the manner set forth below to Mogul Hospitality Partners - Jackson, LLC, a Utah limited liability company, GRANTEE, whose address is 210 E. Main St., Suite 109, Midway, Utah 84049, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

The North 40 feet of Lot 12, all of Lots 13, 14, 15 and 16, Block 3 of Joseph R. Jones Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on September 10, 1925 a Plat No. 113.

PIDNS: 22-41-16-28-4-03-008 (Lots 12-14)
22-41-16-28-4-03-007 (Lot 15)
22-41-16-28-4-03-006 (Lot 16)

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

This conveyance, however, is subject to, and Grantor makes no warranty with respect thereto as to, the liens for any and all real estate taxes; building and zoning regulations; city, county, and state subdivision laws; and those additional exceptions set forth on **Exhibit A** attached hereto and incorporated herein by this reference.

Grantor shall and will specially warrant and forever defend the above described property against every person lawfully claiming through the Grantor by, through, from and under Grantor and no other.

WITNESS its hand this 17th day of July, 2017.

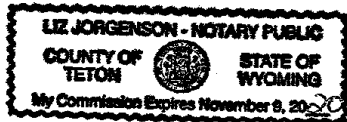
330 North Glenwood, Inc.,
a Wyoming corporation

By: [Signature]
Laura Ladd, Vice President

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Laura Ladd in her capacity as Vice President of 330 North Glenwood, Inc., a Wyoming corporation, on this 17 day of July, 2017.

Witness my hand and official seal.



[Signature]
Notary Public

My Commission Expires:

EXHIBIT A

1. Rights or claims of parties in possession or claiming to be in possession not shown by the Public Records.
 2. Easements, or claims of easements, not shown by the Public Records.
 3. Encroachments, or questions of location, boundary, and area which are dependent upon a correct survey or inspection of the premises for determination.
 4. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
 5. Any service, installation of connection charge for sewer, water or electricity.
 6. General taxes not now payable; matters relating to special levies or assessments, if any, preceding the same becoming a lien.
 7. General taxes for the year 2017, a lien in the process of assessment, not yet due or payable.
 8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 9. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
 10. All matters as delineated on the Official Plat of Joseph R. Jones Lots to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 113.

A resolution establishing street names for all public and private streets, recorded October 8, 1998, as (book) 362 (page) 1054 Official Records.

A resolution establishing street names for all public and private streets, recorded July 10, 2003, as (book) 513 (page) 306 Official Records.
 11. The terms, conditions and provisions as contained in the Agreement entitled "Encroachment Agreement", by and between 330 North Glenwood, Inc. and Town of Jackson, dated March 4, 1999, recorded March 5, 1999, as (book) 372 (page) 682, Official Records. (Affects the North 40' of Lot 12 and all of Lots 13 and 14, Block 3).
 12. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the Town of Jackson in a document recorded September 26, 2009, as (book) 740 (page) 586, Official Records. (Affects Lot 16, Block 3)
 13. Unrecorded leaseholds, if any, rights of parties in possession other than the vestee(s) herein, rights of secured parties under financing statements as to personal property located on the premises herein and the rights of tenants to remove trade fixtures
-

WARRANTY DEED

Richard Charles Schreiber and Bailey Kirsten Schreiber, Trustees of the Richard Charles Schreiber Living Trust dated October 15, 2020, and any amendments thereto, GRANTOR(S), of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Mogul Capital, LLC, a Utah limited liability company, GRANTEE(S), whose address is P.O. Box 998, Midway, UT 84049, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A"

Together and including all improvements thereon, and all appurtenances and hereditaments thereunto belonging. Subject to general taxes for the year of closing, local improvement districts, guaranteed revenues to utility companies, building and zoning regulations, city, county and state subdivision and zoning laws, easements, restrictive covenants, and reservations of record.

WITNESS the due execution and delivery of this Warranty Deed this 3
day of March, 2021.

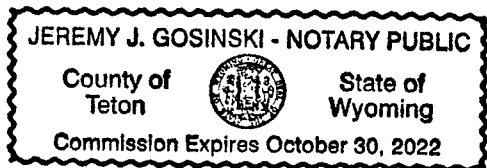
The Richard Charles Schreiber Living Trust dated
October 15, 2020, and any amendments thereto

Richard Charles Schreiber
Richard Charles Schreiber, Trustee

STATE OF Wyoming)
COUNTY OF Teton) ss.

The foregoing instrument was acknowledged before me by Richard Charles
Schreiber, Trustee of the Richard Charles Schreiber Living Trust dated October 15,
2020, and any amendments thereto this 3 day of March, 2021.


WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: _____

WITNESS the due execution and delivery of this Warranty Deed this 3rd
day of March, 2021.


The Richard Charles Schreiber Living Trust dated
October 15, 2020, and any amendments thereto

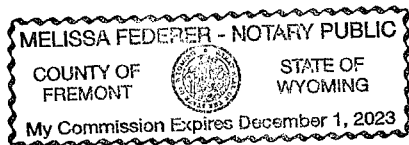

Bailey Kirsten Schreiber, Trustee

STATE OF Wyoming)
COUNTY OF Fremont) ss.

The foregoing instrument was acknowledged before me by Bailey Kirsten
Schreiber, Trustee of the Richard Charles Schreiber Living Trust dated October 15,
2020, and any amendments thereto this 3rd day of March, 2021.

WITNESS my hand and official seal.


Notary Public



My commission expires: 12-01-23

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 17 of Block 3 of the Joseph R. Jones Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on September 10, 1925 as Plat No. 113

AND

Those parts of Lot 18 Block 3 of the Joseph R. Jones Lots Addition to the Town of Jackson, Teton County, Wyoming described as follows:

1) BEGINNING at the southwest corner of said Lot 18; thence North, 3.0 feet along the west line of said Lot 18 to a point; thence East, 52.0 feet parallel with the north line of Lot 20 of said Addition to a point; thence South, 3.0 feet parallel with the west line of said Lot 18 to a point on the south line of said Lot 18; thence West, 52.0 feet along the south line of said Lot 18 to the POINT OF BEGINNING; and

2) BEGINNING at the southeast corner of said Lot 18; thence North, 9.0 feet along the east line of said Lot 18 to a point; thence West, 25.1 feet parallel with the north line of Lot 20 of said Addition to a point; thence South, 9.0 feet parallel with the east line of said Lot 18 to a point on the south line of said Lot 18; thence East, 25.1 feet along the south line of said Lot 18 to the POINT OF BEGINNING, each point marked by a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT: DO NOT DISTURB RLS164."

PIDN: 22-41-16-28-4-03-003