



ENT 13888:2018 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2018 Feb 12 2:21 pm FEE 18.00 BY DA
RECORDED FOR GROW, ALEX

When Recorded Mail To:
Great Stock Company of Vast International Import, Inc.
560 South State Street Suite B1
Orem, UT 84058

Special Warranty Deed

The Great Stock Company of Vast International Import, Inc., a Utah corporation, entity #1025485-0142, of Orem, Utah, GRANTOR, hereby CONVEYS AND WARRANTS against all claiming by or through them to Osprey Town Center LLC, a Utah limited liability company, entity #10206843-0160 of Orem, Utah, as GRANTEE, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described real property (Exhibit A) situated in Utah County, State of Utah, to-wit:

See attached Exhibit A legal description. Said property generally includes but is not necessarily limited to the property described as Utah County tax parcels 21:051:0046, 21:051:0051, 21:051:0055, 21:051:0056, and 21:052:0080, Said hereby conveyed property is also described and shown/illustrated on the attached Exhibit B, being an aerial survey map, as marked in yellow.

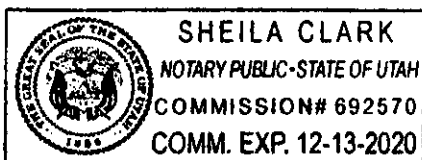
Subject to covenants, restrictions, and reservations of record. Subject to any and all property 2017 taxes and other encumbrances. Said property is conveyed to consolidate various other legal descriptions and possessory rights and to create a singular description of approximately 17.742 acres. Said property is currently zoned and used for agricultural purposes.

In witness whereof, the grantor(s) have executed this instrument this 12 day of ^{FEBRUARY}~~January~~, 2018.

Great Stock Company of Vast International Import, Inc.
By: Alex Spencer Grow
Its: Assistant Vice President

STATE OF UTAH)
)§
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 12 day of ^{February}~~January~~, 2018, by Alex Spencer Grow, who duly acknowledged to me that it was executed by him for and on behalf of the Great Stock Company of Vast International Import, Inc., by authority and instruction of the Board of Directors of said corporation.



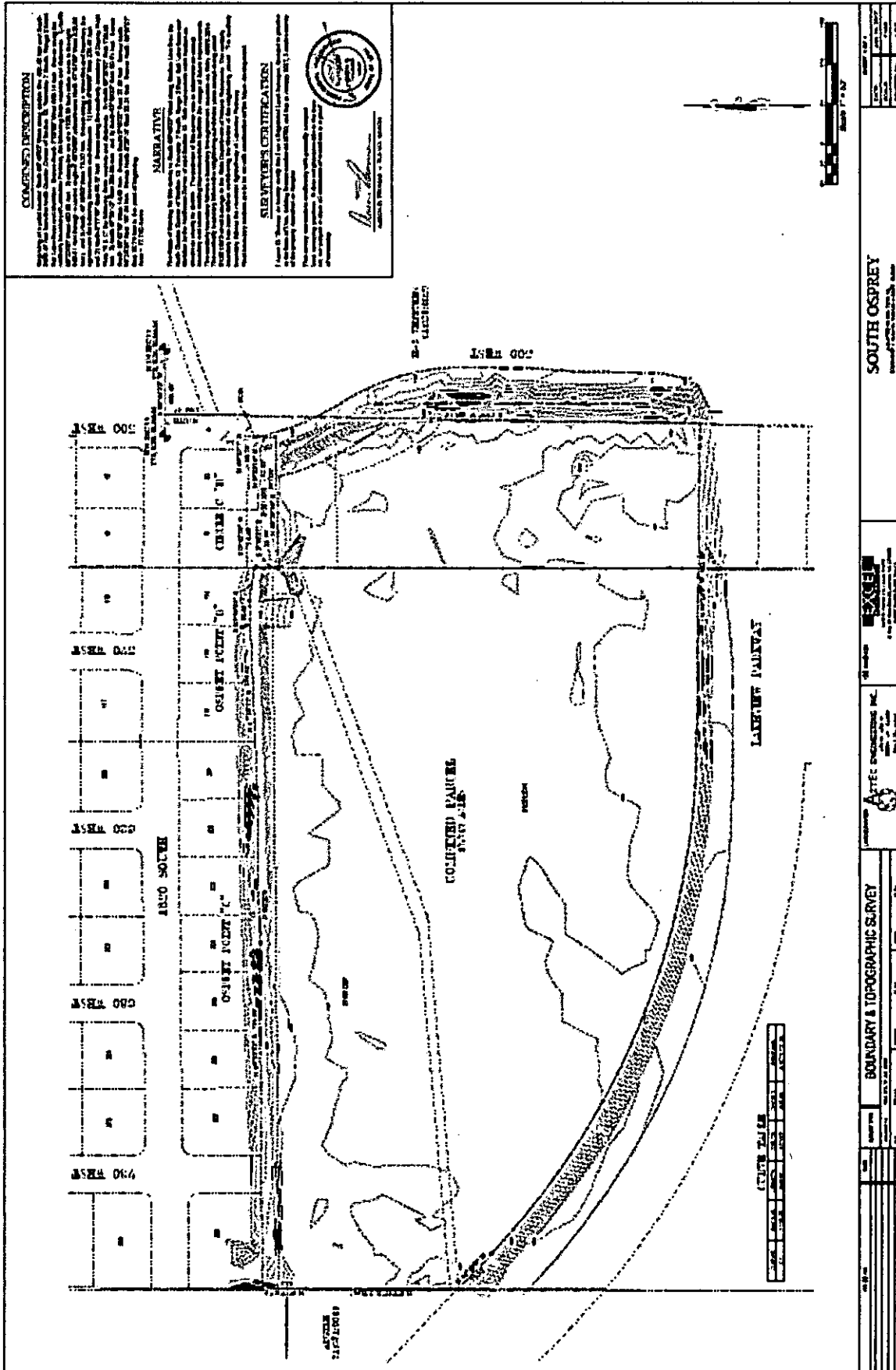
Notary Public

Exhibit A
Legal Description

Beginning at a point located South 89°46'32" West along section line 488.45 feet and South 2966.47 feet from the North Quarter Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 1°00'00" West 689.14 feet; thence along the northerly boundary of Lakeview Parkway the following three courses and distances: 1) North 89°23'00" West 482.92 feet, 2) along the arc of a 1125.00 foot radius curve to the right 845.61 feet through a central angle of 43°04'00" (chord bears North 67°51'00" West 825.85 feet), and 3) North 46°19'00" West 75.52 feet; thence along a fence line and boundary line agreement the following two courses and distances: 1) North 0°09'43" East 229.66 feet, and 2) North 0°17'16" East 65.17 feet; thence along the southerly boundary of Osprey Point Plats "B & C" the following three courses and distances: 1) North 89°23'52" East 739.89 feet, 2) North 87°28'12" East 294.88 feet, and 3) South 80°59'33" East 50.61 feet; thence South 00°42'19" West 14.68 feet; thence South 0°50'37" East 21.96 feet; thence North 88°26'36" East 197.04 feet; thence North 0°20'18" East 32.31 feet; thence North 69°57'07" East 33.78 feet to the point of beginning.

Area = 17.742 Acres

Exhibit B



COMPILED DESCRIPTION
 This map is a compilation of the original survey data and is not a new survey. It is a true and correct copy of the original survey data as shown on the original survey map. The original survey map is on file at the office of the Surveyor General of the State of Florida, Tallahassee, Florida.

NARRATIVE
 The purpose of this survey is to show the location and extent of the property described in the accompanying plat. The survey was conducted in accordance with the provisions of the Florida Statutes, Chapter 218, and the rules and regulations of the Surveyor General of the State of Florida. The survey was conducted by the undersigned, a duly licensed Professional Surveyor in the State of Florida, and the results are shown on this map.

SURVEYORS CERTIFICATION
 I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Florida, and that I have personally conducted the survey shown on this map, and that the same is a true and correct copy of the original survey data as shown on the original survey map.

[Signature]
 SURVEYOR GENERAL OF FLORIDA

<p>BOUNDARY & TOPOGRAPHIC SURVEY</p>		<p>EXCEL</p>	<p>ATTEE ENGINEERING INC.</p>	<p>SOUTH OSPREY</p>
<p>DATE: 08/15/18</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO: 18-0000</p>	<p>CLIENT: [REDACTED]</p>	<p>DATE: 08/15/18</p>
<p>BY: [REDACTED]</p>	<p>DATE: 08/15/18</p>	<p>DATE: 08/15/18</p>	<p>DATE: 08/15/18</p>	<p>DATE: 08/15/18</p>