



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.



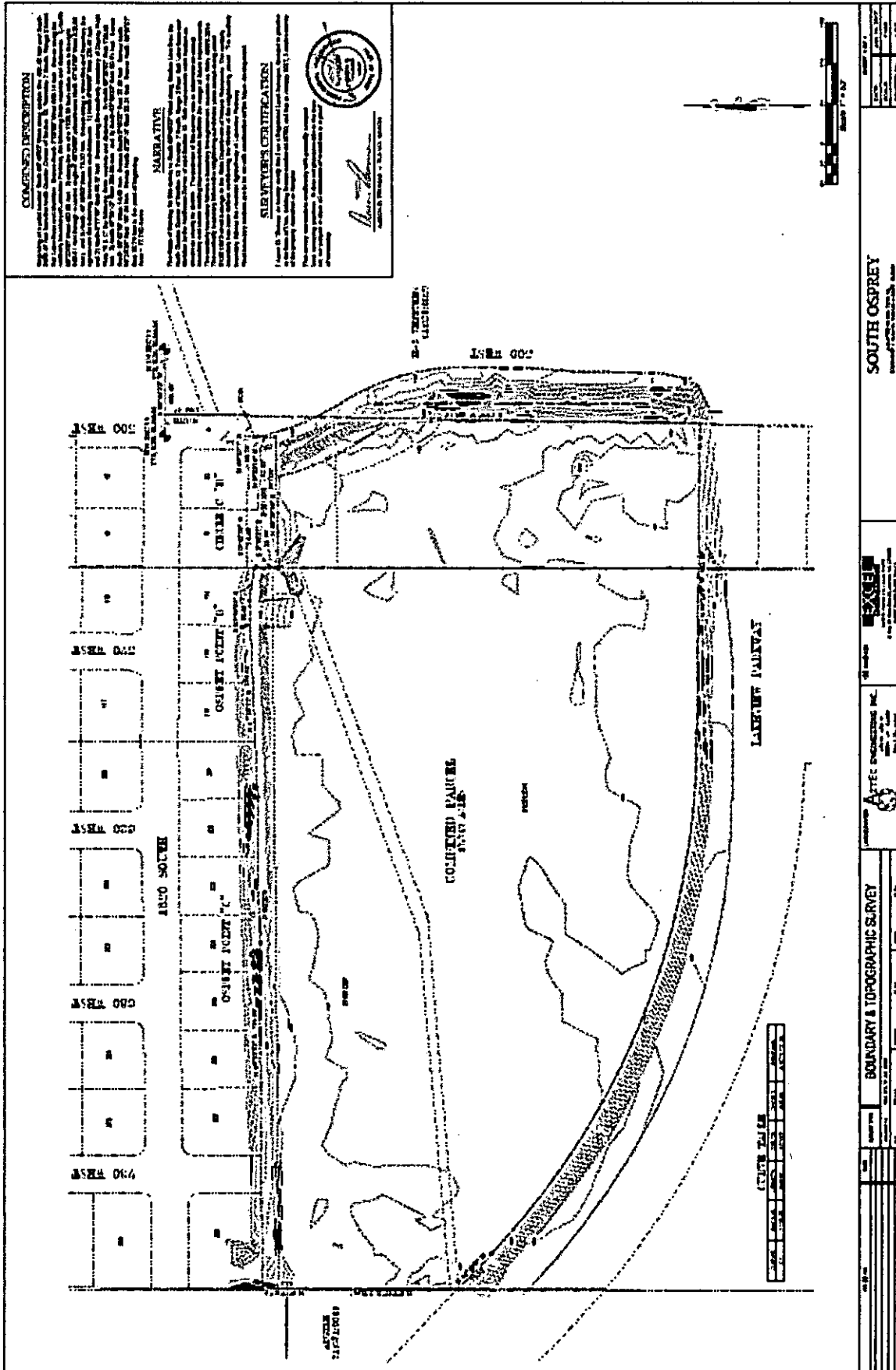
Notary Public

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 was compiled from the original field notes and maps of the Survey of the Township of South Osprey, County of York, Ontario, and is a true and correct copy of the original field notes and maps as the same appear on file in the office of the Surveyor General of Ontario.

NARRATIVE

The original field notes and maps of the Survey of the Township of South Osprey, County of York, Ontario, were compiled by the Surveyor General of Ontario, and are a true and correct copy of the original field notes and maps as the same appear on file in the office of the Surveyor General of Ontario.

SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above described map is a true and correct copy of the original field notes and maps as the same appear on file in the office of the Surveyor General of Ontario.



SOUTH OSPREY

EXCEL

ATTEE ENGINEERING INC.

BOUNDARY & TOPOGRAPHIC SURVEY

DATE: 2018-08-15

SCALE: 1:500

After Recording Mail To:
Osprey Town Center LLC
560 South State Street Suite B200
Orem, UT 84058



ENT 201493:2020 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Dec 17 2:21 pm FEE 40.00 BY MA
RECORDED FOR OSPREY TOWN CENTER LLC

SPECIAL WARRANTY DEED

Wyatt Grow and The Great Stock Company of Vast International Import, Inc., a Utah corporation, of Orem, Utah, GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by **Osprey Town Center LLC**, a Utah limited liability company, GRANTEE, of 560 S. State St. Ste. B200, Orem, UT, 84058, hereby convey and transfer all their ownership rights unto said GRANTEE, the following lands lying in Utah County, Utah:


PROPERTY DESCRIPTION SET FORTH IN EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.


Tax Serial No. 21-051-0013

Subject to easements, rights of way and restrictions of record, and those enforceable in law or equity.

Witness our hands on 17 day of December, 2020.

Grantor:

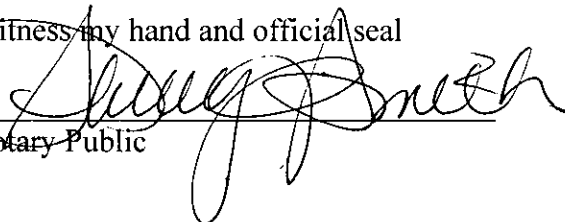


Wyatt Grow


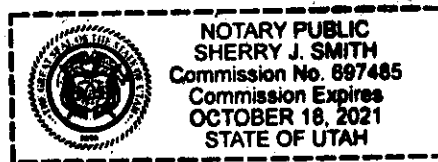
The Great Stock Company of Vast International Import, Inc.
By: Wyatt Grow, Vice President

STATE OF UTAH)
)§
COUNTY OF UTAH)

On this 17 day of December, 2020, before me Wyatt Grow, a notary public, personally appeared Wyatt Grow, individually and also as Vice President of The Great Stock Company of Vast International Import, Inc., proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same for himself and said corporation.

Witness my hand and official seal


Notary Public



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EXHIBIT A

COMMENCING AT THE SOUTHWEST CORNER OF LOT 19, PLAT B, CIRCLE "C" SUBDIVISION, SAID POINT ALSO DESCRIBED AS SOUTH 2959.24 FEET AND EAST 1936.37 FEET FROM THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING; THENCE SOUTH 89°30'12" EAST 151.03 FEET MORE OR LESS; THENCE NORTH 70° EAST 49.32 FEET MORE OR LESS; THENCE SOUTH 00°29'18" WEST 58.20 FEET; THENCE SOUTH 88°26'36" WEST 196.93 FEET; THENCE NORTH 00°50'37" WEST 21.96 FEET; THENCE NORTH 00°42'19" EAST 26.04 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CS