

Recording requested by  
and when recorded return to:

X Golf Yard, LLC  
9537 South 700 East  
Sandy, Utah 84070

Tax Parcel No.: 56-037-0002

**SPECIAL WARRANTY DEED**

DYNAMIC EQUITY LLC, a Utah limited liability company, whose address is 1493 South 1020 East, Orem, Utah 84097 (the "**Grantor**"), for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants against all who claim by, through or under Grantor unto X GOLF YARD, LLC, a Utah limited liability company, whose address is 9537 South 700 East, Sandy, Utah 84070 (the "**Grantee**") the following described parcel of land, situate, lying and being in the County of Utah and State of Utah:

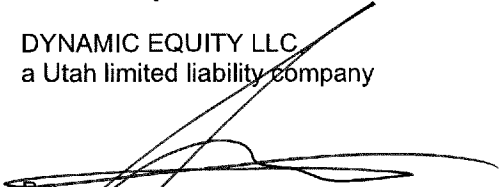
See Exhibit "A" attached hereto and incorporated herein.

Notwithstanding anything herein to the contrary, Grantor quitclaims without any warranty to Grantee all of Grantor's rights, title, and interest in and to (i) all rights, privileges and easements appurtenant to said real property, (ii) any and all water rights and mineral rights appurtenant to said real property, (iii) any and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road, alley or right-of-way, open or closed, adjacent to or abutting said real property, and (iv) any and all appurtenances thereunto belonging to, or in anywise appertaining to, said real property.

Subject to (a) real property taxes for the current calendar year accruing as a lien, but not yet due and payable; (b) all matters of record, including all covenants, conditions, restrictions, easements, rights-of-way, and encroachments; (c) any matters arising by or through the acts or omissions of Grantee or consented to by Grantee; (d) anything or matter that a physical inspection and/or accurate ALTA/NSPS survey (with all Table A items) of the real property would reveal; and (e) all applicable laws, ordinances, rules and governmental regulations (including, but not limited to, those relative to building, zoning and land use) affecting the development, use, occupancy or enjoyment of the real property.

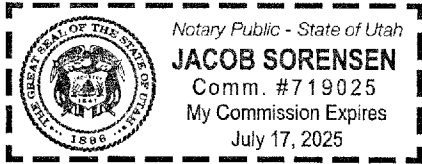
Dated this 22 day of December, 2021.

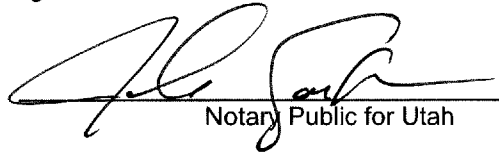
DYNAMIC EQUITY LLC,  
a Utah limited liability company

  
By: \_\_\_\_\_  
Name (Print): DAVID ALLED  
Title: MANAGER

STATE OF UTAH )  
 )  
 ) :ss  
COUNTY OF Salt Lake )

On this 22 day of December, 2021, before me, Jacob Sorensen  
\_\_\_\_\_, a notary public, personally appeared David Allred, proved on  
the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and  
acknowledged he executed the same as manager of Dynamic Equity LLC, a Utah limited  
liability company.



  
Notary Public for Utah

**Exhibit A to Special Warranty Deed  
[Legal Description]**

Lot 2, The Yard Plat "B" Subdivision, including a Vacation of 400 North Commercial Subdivision, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah, as modified by that certain Boundary Line Agreement dated as of 10/22/21 and recorded in the Office of the Utah County Recorder, State of Utah as Entry No. 211791:2621 in Book \_\_\_\_\_ at Page \_\_\_\_\_.

Also described as follows:

Beginning at a point which is situate North 00°47'32" West 587.60 feet along the Section line and West 74.80 feet from the Southeast Corner of Section 8, Township 6 South, Range 2 East, Salt Lake Base and Meridian; and running:

- thence South 65°45'35" West 288.15 feet;
- thence South 25°12'05" East 34.45 feet;
- thence South 64°22'00" West 126.09 feet;
- thence South 00°32'50" West 97.92 feet;
- thence South 89°51'53" West 19.84 feet;
- thence South 00°19'57" West 21.52 feet;
- thence West 204.89 feet;
- thence Southwesterly 58.51 feet along the arc of a 100.00 foot radius curve to the left (center bears South and the chord bears South 73°14'17" West 57.68 feet with a central angle of 33°31'26");
- thence South 56°28'33" West 23.97 feet;
- thence Northwesterly 23.96 feet along the arc of a 200.00 foot radius curve to the left (center bears South 59°25'50" West and the chord bears North 34°00'07" West 23.95 feet with a central angle of 06°51'54");
- thence Northwesterly 100.27 feet along the arc of a 950.00 foot radius curve to the right (center bears North 52°33'56" East and the chord bears North 34°24'39" West 100.22 feet with a central angle of 06°02'50");
- thence South 58°36'45" West 71.81 feet;
- thence Southwesterly 109.56 feet along the arc of a 200.00 foot radius curve to the right (center bears North 31°23'15" West and the chord bears South 74°18'21" West 108.20 feet with a central angle of 31°23'12");
- thence West 137.25 feet;
- thence North 80.44 feet;
- thence Northwesterly 59.98 feet along the arc of a 200.00 foot radius curve to the left (center bears West and the chord bears North 08°35'29" West 59.76 feet with a central angle of 17°10'59");
- thence North 17°10'56" West 79.40 feet;
- thence Northwesterly 59.98 feet along the arc of a 200.00 foot radius curve to the right (center bears North 72°49'04" East and the chord bears North 08°35'27" West 59.76 feet with a central angle of 17°10'59");
- thence North 32.38 feet;
- thence East 93.49 feet;

thence Northeasterly 48.14 feet along the arc of a 200.00 foot radius curve to the left  
(center bears North and the chord bears North 83°06'16" East 48.02 feet with a central  
angle of 13°47'28");  
thence North 76°12'34" East 93.92 feet;  
thence Northeasterly 201.51 feet along the arc of a 950.00 foot radius curve to the right  
(center bears North 76°12'36" East and the chord bears North 07°42'48" West 201.13  
feet with a central angle of 12°09'12");  
thence North 89°51'16" East 713.57 feet;  
thence Northeasterly 89.76 feet along the arc of a 1,600.00 foot radius curve to the left  
(center bears North 00°08'44" West and the chord bears North 88°14'50" East 89.75 feet  
with a central angle of 03°12'51");  
thence North 86°38'21" East 36.41 feet;  
thence South 08°05'53" East 225.75 feet to the point of beginning.

Contains 433,920 Square Feet or 9.961 Acres.

56-037-0002