

Ent 480403 Bk 1300 Pg 564 - 567
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Jul 06 08:40AM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

SNELL & WILMER L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

MAIL TAX NOTICES TO:

BENLOCH RANCH LAND COMPANY LLC
2780 N Moose Wilson Road
P.O. Box 1827
Wilson, WY 83014

CTIA 127718-JTF

Parcel Nos: See Exhibit A

SPECIAL WARRANTY DEED

[Phase 1A and Phase 1C]

AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, with an address of 2780 N Moose Wilson Road, Wilson, Wyoming, 83014, Grantor, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with the address stated above, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Wasatch County, Utah, to wit:

See attached Exhibit A

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record.

[Signature and Acknowledgement Follow]

WITNESS the hand of Grantor this 2nd day of July 2020.

GRANTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: [Signature]

Name: Jamie Mackay
Title: President

STATE OF Wyoming)
COUNTY OF Teton)

ss:

The foregoing instrument was acknowledged before me this 30th day of June, 2020, by Jamie Mackay as President of AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Jackson, Wyoming

My Commission Expires:
7/5/2020

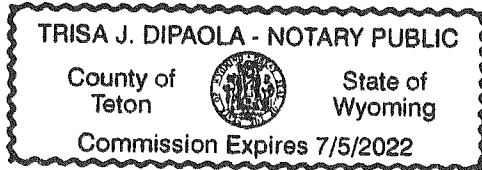


EXHIBIT A
Legal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°31'27"E 6017.58 FEET AND S00°28'33"E 632.41 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 5.01 FEET, A DELTA ANGLE OF 01°47'41", A CHORD BEARING OF S55°15'54"E, AND A CHORD LENGTH OF 5.01 FEET; THENCE S54°48'59"E 122.63 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 306.88 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF S60°28'12"E, AND A CHORD LENGTH OF 306.38 FEET; THENCE S66°07'25"E 250.14 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 178.14 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF S73°21'44"E, AND A CHORD LENGTH OF 177.67 FEET; THENCE S80°36'04"E 288.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1305.00 FEET, AN ARC LENGTH OF 1047.45 FEET, A DELTA ANGLE OF 45°59'17", A CHORD BEARING OF S85°14'23"E, AND A CHORD LENGTH OF 1019.56 FEET; (2) N71°17'07"E 64.82 FEET; THENCE S17°19'41"E 42.53 FEET; THENCE S31°03'02"E 99.94 FEET; THENCE S13°12'27"E 123.35 FEET; THENCE S09°37'26"W 160.48 FEET; THENCE S30°23'51"W 123.37 FEET; THENCE S53°40'47"W 95.66 FEET; THENCE S32°51'30"W 152.31 FEET; THENCE S26°42'16"W 140.98 FEET; THENCE S22°48'06"W 181.77 FEET; THENCE S30°45'58"W 160.55 FEET; THENCE S43°20'18"W 137.26 FEET; THENCE S55°46'36"W 157.39 FEET; THENCE S69°06'06"W 158.19 FEET; THENCE S81°37'39"W 138.52 FEET; THENCE N86°37'40"W 136.69 FEET; THENCE N80°00'00"W 59.43 FEET; THENCE N79°18'30"W 209.13 FEET; THENCE N69°54'02"W 98.11 FEET; THENCE N55°36'39"W 115.81 FEET; THENCE N36°10'33"W 176.90 FEET; THENCE N26°58'51"W 76.04 FEET; THENCE N12°34'50"W 76.97 FEET; THENCE S75°44'48"W 29.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1117.22 FEET, AN ARC LENGTH OF 246.34 FEET, A DELTA ANGLE OF 12°38'00", A CHORD BEARING OF S82°03'48"W, AND A CHORD LENGTH OF 245.84 FEET; THENCE SOUTH 113.04 FEET; THENCE S17°17'32"W 97.61 FEET; THENCE S29°49'19"W 172.83 FEET; THENCE S48°35'21"W 172.83 FEET; THENCE S67°25'39"W 174.12 FEET; THENCE S86°15'56"W 172.83 FEET; THENCE N78°06'15"W 167.29 FEET; THENCE N69°00'37"W 137.42 FEET; THENCE N53°32'36"W 222.67 FEET; THENCE N12°53'17"W 224.48 FEET; THENCE N23°24'22"E 224.02 FEET; THENCE N62°51'42"E 265.60 FEET; THENCE N53°48'40"E 58.57 FEET; THENCE N37°16'02"W 487.87 FEET; THENCE N05°00'04"W 125.71 FEET; THENCE N06°55'10"E 135.96 FEET; THENCE N19°24'49"E 138.25 FEET; THENCE N31°04'15"E 117.65 FEET; THENCE N43°23'25"E 152.72 FEET; THENCE N61°07'00"E 55.99 FEET; THENCE N61°30'31"E 60.19 FEET; THENCE N60°30'43"E 281.65 FEET; THENCE S33°53'57"E 177.36 FEET; THENCE N80°47'54"E 48.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A

RADIUS OF 125.00 FEET, AN ARC LENGTH OF 109.31 FEET, A DELTA ANGLE OF 50°06'15", A CHORD BEARING OF N10°07'54"E, AND A CHORD LENGTH OF 105.86 FEET; THENCE N35°11'22"E 99.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,042,125 SQUARE FEET OR 92.794 ACRES MORE OR LESS.

PARCEL 2:

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32, SAID POINT BEING N89°31'27"E 7182.59 FEET AND S00°28'33"E 51.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) N41°30'06"E 80.95 FEET; (2) N41°25'16"E 421.18 FEET; (3) N69°06'21"E 487.23 FEET; (4) N69°11'12"E 547.70 FEET; (5) S88°26'59"E 300.00 FEET; (6) N89°39'42"E 324.08 FEET; (7) N82°24'02"E 333.19 FEET; (8) N59°39'18"E 336.67 FEET; (9) N41°13'03"E 300.01 FEET; (10) N71°54'42"E 779.59 FEET; AND (11) N72°01'10"E 24.25 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE S00°06'29"E ALONG SAID EAST LINE, 1344.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°33'35"E ALONG THE NORTH LINE OF SAID SECTION 1 AND 2, 2357.77 FEET; THENCE S05°05'03"W 269.83 FEET; THENCE S00°38'10"W 60.11 FEET; THENCE S01°09'16"W 1703.31 FEET; THENCE WEST 2000.38 FEET; THENCE N51°00'19"W 1621.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 208.37 FEET, A DELTA ANGLE OF 33°37'49", A CHORD BEARING OF N57°01'38"W, AND A CHORD LENGTH OF 205.39 FEET; (2) N73°50'33"W 320.44 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W, AND A CHORD LENGTH OF 371.59 FEET; (4) S71°16'56"W 854.76 FEET; AND (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1195.00 FEET, AN ARC LENGTH OF 1252.19 FEET, A DELTA ANGLE OF 60°02'16", A CHORD BEARING OF N78°41'56"W, AND A CHORD LENGTH OF 1195.68 FEET; THENCE N20°46'27"E 809.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,056,044 SQUARE FEET OR 253.812 ACRES MORE OR LESS.

(Tax Parcel and Serial Nos: 00-0020-4219, OWC-0456-3-002-035; 00-0020-6338, OWC-0456-4-002-035; 00-0020-9370, OWC-0457-8-003-035; 00-0015-5338, OWC-0457-3-003-035; 00-0020-6342, OWC-0457-6-003-035; 00-0020-6341, OWC-0457-5-003-035; 00-0020-9372, OWC-0456-7-002-035; 00-0020-9572, OWC-0180-4-035-025; 00-0020-9371, OWC-0181-2-035-025; 00-0013-9027, OWC-0181-0-035-025; 00-0020-9040, OWC-0456-6-002-035; 00-0020-2698, OWC-0455-2-001-035; 00-0020-7784, OWC-0455-3-001-035)