

Mail Recorded Deed and Tax Notice To:
Salisbury Developers, Inc., a Utah corporation
494 West 1300 North
Springville 84663



File No.: 127702-EDP

SPECIAL WARRANTY DEED

Utah Summit Partners, LLC, a Utah limited liability company

GRANTOR(S) of Murray, State of Utah, hereby Conveys and Warrants to

Salisbury Developers, Inc., a Utah corporation

GRANTEE(S) of Springville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 32-021-0065 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 1st day of June, 2020.

Utah Summit Partners, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey
Member *Manager*

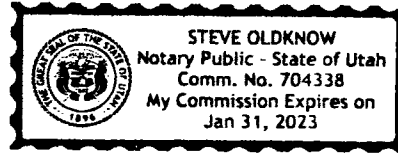
BY: Signed in counterpart
Rick M Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH *SALT LAKE*
Manager

On the 1st day of June, 2020, personally appeared before me Kevin Anglesey, who acknowledged themselves to be the ~~Member~~ of Utah Summit Partners, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On the 1st day of June, 2020, personally appeared before me Rick M Salisbury, who acknowledged themselves to be the Member of Utah Summit Partners, LLC, a Utah limited liability company, and that they, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Signed in counterpart
Notary Public

Dated this 1st day of June, 2020.

Utah Summit Partners, LLC, a Utah limited liability company

BY: signed in counterpart
Kevin Anglesey
Member

BY: [Signature]
Rick M Salisbury
Member

STATE OF UTAH

COUNTY OF UTAH

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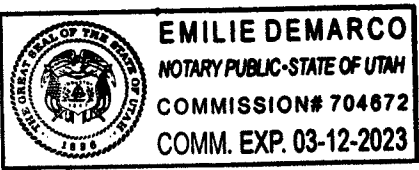


EXHIBIT A
Legal Description

Proposed THE HILLS @ SUMMIT RIDGE PHASE "A", being more particularly described as follows:

Beginning at a point on a curve that is South 00°01'14" East a distance of 205.95 feet along the Section line and West 145.93 feet from the Southwest corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; Said curve turning to the right through an angle of 62°55'17", having a radius of 261.50 feet, and whose long chord bears North 71°00'40" East for a distance of 272.96 feet to the point of intersection with a non-tangential line; thence South 71°03'09" East for a distance of 74.59 feet to a point on a line; thence South 77°12'35" East for a distance of 91.06 feet to the beginning of a curve, said curve turning to the right through an angle of 86°13'06", having a radius of 15.00 feet, and whose long chord bears South 34°06'02" East for a distance of 20.50 feet to the beginning of a non-tangential curve; said curve turning to the left through an angle of 94°41'02", having a radius of 948.56 feet, and whose long chord bears South 38°19'05" East for a distance of 1395.16 feet to a point of intersection with a non-tangential line; thence South 09°01'06" West for a distance of 76.02 feet to the beginning of a curve, said curve turning to the right through an angle of 03°41'10", having a radius of 830.00 feet, and whose long chord bears South 10°51'41" West for a distance of 53.39 feet to a point of intersection with a non-tangential line; thence South 16°50'34" West a distance of 76.37 feet to a point on a line; thence South 87°34'41" West for a distance of 49.28 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 06°35'05", having a radius of 782.00 feet, and whose long chord bears South 22°32'03" West for a distance of 89.82 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 06°03'44", having a radius of 1247.56 feet, and whose long chord bears North 77°45'53" West for a distance of 131.94 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 38°36'53", having a radius of 115.00 feet, and whose long chord bears South 85°57'32" West for a distance of 76.05 feet; thence South 66°39'05" West for a distance of 82.98 feet to a point on a line; thence North 75°24'39" West for a distance of 55.01 feet to a point on a line; thence South 76°34'48" West for a distance of 100.00 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 05°01'42", having a radius of 620.00 feet, and whose long chord bears North 15°56'03" West for a distance of 54.39 feet to a point of intersection with a non-tangential line; thence North 20°42'55" West for a distance of 49.05 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 25°31'13", having a radius of 620.00 feet, and whose long chord bears North 35°44'33" West for a distance of 273.88 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 30°37'00", having a radius of 1242.56 feet, and whose long chord bears North 33°11'39" West for a distance of 656.10 feet; thence North 17°53'09" West for a distance of 84.36 feet to a point on a line; thence North 19°39'19" West for a distance of 50.03 feet to a point on a line; thence North 15°12'24" West for a distance of 204.31 feet to a point on a line; thence North 09°28'37" West for a distance of 76.34 feet to a point on a line; thence North 03°04'44" West for a distance of 66.48 feet to a point on a line; thence North 00°00'00" East for a distance of 48.91 feet to a point on a line; thence South 80°12'46" West a distance of 71.83 feet to the point of beginning.