

Mail Recorded Deed and Tax Notice To:
JRB Eagle Mountain, LLC
4455 South 700 East
Salt Lake City, Utah 84124



File No.: 97181-PF

WARRANTY DEED

Oquirrh Mountain West, LLC, a Utah limited liability company
GRANTOR(S) of Orem, State of Utah, hereby Conveys and Warrants to
JRB Eagle Mountain, LLC

GRANTEE(S) of Salt Lake City, 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.: 58-048-0103 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 21st day of November, 2017.

Oquirrh Mountain West, LLC, a Utah limited liability company

BY: 

Scott F. Kirkland, Managing Member

STATE OF UTAH

COUNTY OF UTAH

On the 21st day of November, 2017, personally appeared before me 11/21/17, who acknowledged himself to be the Scott F. Kirkland of Oquirrh Mountain West, LLC, a Utah limited liability company, and that he as such managing member being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public



EXHIBIT A
PROPERTY DESCRIPTION

Beginning at the South quarter corner of Section 25, Township 5 South, Range 2 West, Salt Lake Base and Meridian; thence North $00^{\circ}50'24''$ East for a distance of 2,709.61 feet; thence South $89^{\circ}31'55''$ East for a distance of 1,296.93 feet; thence South $38^{\circ}00'30''$ East for a distance of 1,605.99 feet; thence South $35^{\circ}52'22''$ West for a distance of 89.97 feet; thence North $84^{\circ}49'24''$ West for a distance of 599.46 feet; thence South $04^{\circ}44'11''$ West for a distance of 225.11 feet; thence along the arc of a curve, said curve turning to the left through an angle of $00^{\circ}46'21''$, having a radius of 430.00 feet and a length of 5.80 feet, and whose chord bears North $85^{\circ}38'58''$ West for a distance of 5.80 feet; thence South $15^{\circ}43'00''$ West for a distance of 566.65 feet; thence South $20^{\circ}02'15''$ West for a distance of 55.16 feet; thence South $51^{\circ}47'47''$ West for a distance of 139.76 feet; thence South $66^{\circ}06'46''$ West for a distance of 63.48 feet; thence North $89^{\circ}36'51''$ West for a distance of 100.00 feet; thence South $00^{\circ}23'09''$ West for a distance of 79.50 feet; thence South $39^{\circ}53'49''$ East for a distance of 66.85 feet; thence South $00^{\circ}23'09''$ West for a distance of 104.50 feet; thence South $89^{\circ}36'51''$ East for a distance of 97.39 feet; thence along the arc of a curve, said curve turning to the left through $16^{\circ}28'39''$, having a radius of 230.00 feet and a length of 66.15 feet, and whose chord bears South $36^{\circ}35'45''$ East for a distance of 65.92 feet; thence along the arc of a curve, said curve turning to the right through an angle of $94^{\circ}45'09''$, having a radius of 15.00 feet and a length of 24.81 feet, and whose chord bears South $02^{\circ}32'30''$ West for a distance of 22.07 feet; thence South $60^{\circ}51'18''$ East for a distance of 53.44 feet; thence along the arc of a curve, said curve turning to the right through $72^{\circ}03'52''$, having a radius of 15.00 feet and a length of 18.87 feet, and whose chord bears North $79^{\circ}44'56''$ East for a distance of 17.65 feet; thence along the arc of a curve, said curve turning to the left through an angle of $09^{\circ}50'01''$, having a radius of 230.00 feet and a length of 39.47 feet, and whose chord bears South $69^{\circ}08'08''$ East for a distance of 39.43 feet; thence South $15^{\circ}43'00''$ West for a distance of 149.35 feet to a point on a line; thence North $89^{\circ}36'51''$ West a distance of 1,449.00 feet to the point of beginning.

Tax Id No.: 58-048-0103