

Mail Recorded Deed and Tax Notice To:
Roundgear, LLC
4143 Parkview Drive
Salt Lake City, UT 84124



File No.: 131697-DMP

SPECIAL WARRANTY DEED

Reelman Investments, L.C., a Utah limited liability company who erroneously acquired title as Reelman, LLC, a Utah Limited Liability Company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Roundgear, LLC, a Utah limited liability company

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.: 21-055-0058, 21-055-0060, and 21-056-0103 (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 12th day of October, 2020.

Reelman Investments, L.C.

By: _____

Richard A. Rappaport
Manager

By: _____

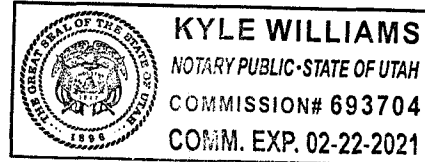
Helen Rappaport
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of October 2020, personally appeared before me Richard A. Rappaport, who acknowledged themselves to be the Manager of Reelman Investments, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 12th day of October 2020, personally appeared before me Helen Rappaport, who acknowledged themselves to be the Manager of Reelman Investments, L.C., a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Notary Public

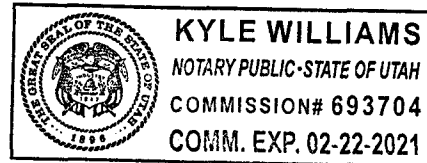


EXHIBIT A
Legal Description

PARCEL 1:

Commencing 18.15 chains South of the quarter section corner between Sections 11 and 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 65°30'00" East 4.43 chains; thence South 00°45'00" West 31.25 chains; thence North 82°00'00" West 4.22 chains; thence North 01°00'00" East 19.85 chains; thence North 88°00'00" West 6.60 chains; thence North 74°00'00" East 2.95 chains; thence North 10°00'00" East 5 chains; thence North 40°00'00" East 3.40 chains; thence North 65°30'00" East 1 chain to the beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 2 and Lot 3 of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Easterly boundary line of said entire tract, as referenced in that certain Boundary Line Agreement, recorded as Entry No. 375:2007 in the office of the Utah County Recorder, at a point 75.00 feet perpendicularly distant Northerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 235+98.41, which point is 850.96 feet North 88°50'50" East along the section line and 1320 feet South 01°09'10" East, and 782.98 feet South 00°23'29" East from the North quarter corner of said Section 14 and running thence South 00°23'29" East 353.72 feet along said Easterly boundary line to a point 268.60 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 236+82.22; thence North 63°59'18" West 138.93 feet to a point 238.14 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+46.67; thence North 07°52'21" West 127.18 feet to a point 119.58 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+00.65; thence North 69°53'00" West 140.03 feet to a point 103.05 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 233+61.59; thence North 81°27'30" West 200.51 feet to a point 119.83 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 231+61.79; thence North 79°39'21" West 119.73 feet to a point 126.09 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+42.22; thence North 00°24'10" West 37.15 feet to a point 90.00 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+33.40; thence North 76°39'33" West 495.25 feet parallel with said right of way control line; thence South 70°55'48" West 152.07 feet to the Westerly boundary line of said entire tract and said Boundary Line Agreement at a point 171.55 feet radially distant Southerly from said right of way control line opposite approximate Engineers Station 224+11.15; thence North 00°09'10" West 255.80 feet along said Westerly boundary line to a point 75.00 feet radially distant Northerly from said right of way control line opposite approximate Engineers Station 223+45.30; thence Easterly 70.86 feet along the arc of a 1125.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears South 74°51'17" East 70.85 feet); thence South 76°39'33" East 1177.36 feet parallel with said right of way control line to the point of beginning.

ALSO LESS AND EXCEPTING any portion of the above described Land lying South of the Provo City Westside Connector (also known as Lakeside Parkway).

PARCEL 2:

Commencing 27.10 chains South and 0.21 chain West of the Northeast corner of the Northwest quarter of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°00'00" West

5.27 chains; thence South 01°00'00" West 18.23 chains; thence South 76°00'00" East 5.43 chains; thence North 01°00'00" East 19.36 chains to beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 2 and Lot 3 of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Easterly boundary line of said entire tract, as referenced in that certain Boundary Line Agreement, recorded as Entry No. 375:2007 in the office of the Utah County Recorder, at a point 75.00 feet perpendicularly distant Northerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 235+98.41, which point is 850.96 feet North 88°50'50" East along the section line and 1320 feet South 01°09'10" East, and 782.98 feet South 00°23'29" East from the North quarter corner of said Section 14 and running thence South 00°23'29" East 353.72 feet along said Easterly boundary line to a point 268.60 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 236+82.22; thence North 63°59'18" West 138.93 feet to a point 238.14 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+46.67; thence North 07°52'21" West 127.18 feet to a point 119.58 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+00.65; thence North 69°53'00" West 140.03 feet to a point 103.05 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 233+61.59; thence North 81°27'30" West 200.51 feet to a point 119.83 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 231+61.79; thence North 79°39'21" West 119.73 feet to a point 126.09 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+42.22; thence North 00°24'10" West 37.15 feet to a point 90.00 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+33.40; thence North 76°39'33" West 495.25 feet parallel with said right of way control line; thence South 70°55'48" West 152.07 feet to the Westerly boundary line of said entire tract and said Boundary Line Agreement at a point 171.55 feet radially distant Southerly from said right of way control line opposite approximate Engineers Station 224+11.15; thence North 00°09'10" West 255.80 feet along said Westerly boundary line to a point 75.00 feet radially distant Northerly from said right of way control line opposite approximate Engineers Station 223+45.30; thence Easterly 70.86 feet along the arc of a 1125.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears South 74°51'17" East 70.85 feet); thence South 76°39'33" East 1177.36 feet parallel with said right of way control line to the point of beginning.

ALSO LESS AND EXCEPTING any portion of the above described Land lying South of the Provo City Westside Connector (also known as Lakeside Parkway).

PARCEL 3:

Commencing East along the section line 850.96 feet and South 1320 feet from the Northwest corner of the Northeast quarter of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°45'00" West 1890.46 feet; thence North 82°00'00" West 594.30 feet; thence North 00°45'00" East 2066.77 feet; thence along fence line North 66°17'40" East 453.94 feet; thence South 441.50 feet; thence East 170.57 feet to beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee for the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 2 and Lot 3 of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning in the Easterly boundary line of said entire tract, as referenced in that certain Boundary Line Agreement, recorded as Entry No. 375:2007 in the office of the Utah County Recorder, at a point 75.00 feet perpendicularly distant Northerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 235+98.41, which point is 850.96 feet North 88°50'50" East along the section line and 1320 feet South 01°09'10" East, and 782.98 feet South 00°23'29" East from the North quarter corner of said Section 14 and running thence South 00°23'29" East 353.72 feet along said Easterly boundary line to a point 268.60 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 236+82.22; thence North 63°59'18" West 138.93 feet to a point 238.14 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+46.67; thence North 07°52'21" West 127.18 feet to a point 119.58 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 235+00.65; thence North 69°53'00" West 140.03 feet to a point 103.05 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 233+61.59; thence North 81°27'30" West 200.51 feet to a point 119.83 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 231+61.79; thence North 79°39'21" West 119.73 feet to a point 126.09 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+42.22; thence North 00°24'10" West 37.15 feet to a point 90.00 feet perpendicularly distant Southerly from said right of way control line opposite approximate Engineers Station 230+33.40; thence North 76°39'33" West 495.25 feet parallel with said right of way control line; thence South 70°55'48" West 152.07 feet to the Westerly boundary line of said entire tract and said Boundary Line Agreement at a point 171.55 feet radially distant Southerly from said right of way control line opposite approximate Engineers Station 224+11.15; thence North 00°09'10" West 255.80 feet along said Westerly boundary line to a point 75.00 feet radially distant Northerly from said right of way control line opposite approximate Engineers Station 223+45.30; thence Easterly 70.86 feet along the arc of a 1125.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears South 74°51'17" East 70.85 feet); thence South 76°39'33" East 1177.36 feet parallel with said right of way control line to the point of beginning.

ALSO LESS AND EXCEPTING any portion of the above described Land lying South of the Provo City Westside Connector (also known as Lakeside Parkway).