

WHEN RECORDED MAIL TO:

Grantee
210 Preston
Alpine, Utah 84004
MTC File No. 129949

WARRANTY DEED

SUNDIAL, INC. GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

J.L.C. as to an undivided 12% interest, BAYRIA, L.L.C. as to an undivided 20% interest, SRG Investments as to an undivided 20% interest, O'Sullivan Investment, L.C., as to an undivided 20% interest and Chrysalis Company as to an undivided 28% interest;

as GRANTEE(S), the following described real property situated in UTAH County, State of Utah, to-wit:

See Exhibit "A" attached;


Tax Parcel No.

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants and restrictions of record.

In witness whereof, the grantors have executed this instrument this 17 day of January, 2007.

SUNDIAL, INC.


By: Joel Kester, President

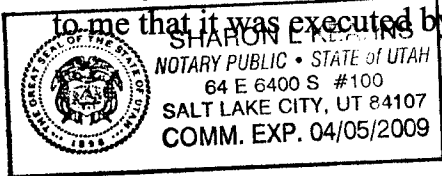
STATE OF UTAH)

:ss

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 17 day of January, 2007 by Joel Kester, President of SUNDIAL, INC., who duly acknowledged

to me that it was executed by authority.



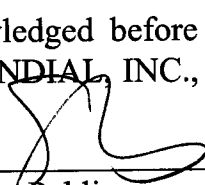

Notary Public

EXHIBIT "A"

A parcel of land lying within the East Half of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the North Quarter Corner of said Section 14; thence North 88°50'50" East along the Section line 850.96 feet and South 01°09'10" East 1,320.00 feet to the point of beginning; thence South 88°51'52" West 170.59 feet; thence North 01°09'10" West 441.50 feet; thence North 65°08'30" East 454.07 feet; thence North 59°31'55" East 3.42 feet; thence North 66°50'50" East 211.43 feet, more or less to the Northwest Corner of Sean Childs Subdivision Plat "A", recorded in the office of the Utah County Recorder; thence along said subdivision South 24°25'24" East 92.77 feet; thence South 24°14'30" East 87.58 feet; thence South 25°36'38" West 0.82 feet; thence South 24°09'58" East 235.19 feet; thence North 89°50'50" East 431.07 feet; thence South 00°09'10" East 390.80 feet; thence South 81°06'30" West 169.09 feet; thence South 00°55'09" East 1,913.69 feet; thence South 87°02'21" West 117.53 feet; thence North 83°33'58" West 769.92 feet; thence North 00°24'10" West 1,914.95 feet to the beginning.

Together with an Easement of Right of Way purposes described as follows:

The North 30 feet of the following described property:

Commencing 12 chains West of the Southeast corner of the Northeast quarter of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence West 1.39 chains; thence North 18.40 chains; thence East 1.39 chains; thence South 18.40 chains to the place of beginning.

Together with an Easement for Right of Way Purposes described as follows:

And the North 30 feet of the following described property:

Commencing 25.75 chains East and 1.35 chains South of the Northwest corner of Lot 3, Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 28.88 chains; thence South 88 degrees 30' East 1.40 chains; thence North 29.10 chains; thence South 82 degrees 45' West 1.41 chains to the point of beginning.

WHEN RECORDED MAIL TO:

Grantee
210 N. PRESTON DR
ALPINE, UT 84004
MTC File No. 134408A

WARRANTY DEED

SUNDIAL L.C., for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

SUNDIAL L.C. as to an undivided sixty percent (60%) interest, SRG INVESTMENT L.C. as to an undivided twenty percent (20%) interest, J L.C. as to an undivided twelve percent (12%) interest, WILLOW BLUFFS L.C. as to an undivided eight percent (8%) interest,

as GRANTEE(S), the following described real property situated in UTAH County, State of Utah, to-wit:

Parcel 1:

Commencing East along the section line 850.96 feet and South 1320 feet form the Northwest corner of the Northeast Quarter of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 45' West 1890.46 feet; thence North 82° West 594.30 feet; thence North 45' 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 any portions lying within Utah Lake.

Parcel 2:

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' East 4.43 chains; thence South 45' West 31.25 chains; thence North 82° West 4.22 chains; thence North 1° East 19.85 chains; thence North 88° West 6.60 chains; thence North 74° East 2.95 chains; thence North 10° East 5 chains; thence North 40° East 3.40 chains; thence North 65°30' East 1 chain to beginning.

Less and excepting any portion lying within Utah Lake.

Parcel 3:

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° West 5.27 chains; thence South 1° West 18.23 chains; thence South 76° East 5.43 chains; thence North 1° East 19.36 chains to beginning.

Less and excepting any portions lying within Utah Lake.

Tax Parcel No's. 21-056-0015, 21-055-0001 & 21-055-0002

Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 18th day of June, 2007.

SUNDIAL L.C.

By: *[Signature]*
JOEL KESTER, Member

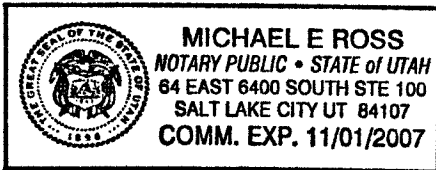
STATE OF UTAH)

: ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 18th day of June, 2007 by JOEL KESTER, Member of SUNDIAL L.C., who duly acknowledged to me that said instrument was executed by authority.

[Signature]
NOTARY PUBLIC



WHEN RECORDED MAIL TO:

Grantees
210 North Preston
Alpine, Utah 84004
MTC File No. 138246

WARRANTY DEED

SUNDIAL L.C., a Utah Limited Liability Company, Grantor of Alpine, Utah for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

REELMAN, LLC, a Utah Limited Liability Company, as to an undivided 20.00% interest;
Jason Ivins, Trustee of the JJI Trust, dated 11/13/2003, as to an undivided 7.00% interest;
CHRYSALIS COMPANY, a Utah Family Limited Partnership, as to an undivided 20.00% interest;
SUNDIAL L.C., a Utah Limited Liability Company, as to an undivided 13.00% interest.

as GRANTEES, in the following described real property situated in Utah County, State of Utah, to-wit:

Parcel 1:

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 45' West 1890.46 feet; thence North 82° West 594.30 feet; thence North 45' 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 any portions lying within Utah Lake.
Tax Parcel No. 21-056-0015

Parcel 2:

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' East 4.43 chains; thence South 45' West 31.25 chains; thence North 82° West 4.22 chains; thence North 1° East 19.85 chains; thence North 88° West 6.60 chains; thence North 74° East 2.95 chains; thence North 10° East 5 chains; thence North 40° East 3.40 chains; thence North 65°30' East 1 chain to beginning.

Less and excepting any portion lying within Utah Lake.
Tax Parcel No. 21-055-0001

Parcel 3:

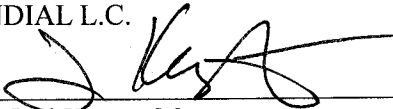
Commencing 27.10 chains South and 0.21 chain West of the Northeast corner of the Northwest Quarter of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 88° West 5.27 chains; thence South 1° West 18.23 chains; thence South 76° East 5.43 chains; thence North 1° East 19.36 chains to beginning.

Less and excepting any portions lying within Utah Lake.
Tax Parcel No. 21-055-0002

Subject to current general property taxes.
Subject to easements, conditions, covenants and restrictions of record.

Dated this 3rd day of December, 2007.

SUNDIAL L.C.

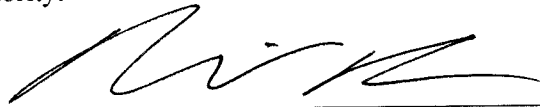
By: 
Joel Kester, Manager

STATE OF UTAH)

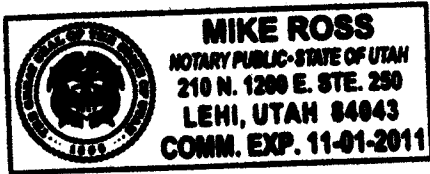
: ss.

COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 3rd day of December, 2007 by Joel Kester the Manager of SUNDIAL L.C., a Utah Limited Liability Company, who duly acknowledged to me that said instrument was executed by authority.



NOTARY PUBLIC



WHEN RECORDED MAIL TO:
Grantee
210 Preston
Alpine, Utah 84004
MTC File No. 219634

SPECIAL WARRANTY DEED

Chrysalis Company, a Utah Partnership as to an undivided 28% interest and Chrysalis Company L.C. as to an undivided 20% interest, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Echo Ridge, LC a Utah limited liability company, as to an undivided 48% interest;

as GRANTEE(S), the following described real property situated in Utah County, State of Utah, to-wit:

Parcel 1: [21-056-0015]

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 45' West 1890.46 feet; thence North 82° West 594.30 feet; thence North 45' 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 any portions lying within Utah Lake.

Parcel 2: [21-055-0001]

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' East 4.43 chains; thence South 45' West 31.25 chains; thence North 82° West 4.22 chains; thence North 1° East 19.85 chains; thence North 88° West 6.60 chains; thence North 74° East 2.95 chains; thence North 10° East 5 chains; thence North 40° East 3.40 chains; thence North 65°30' East 1 chain to beginning.

Less and excepting any portion lying within Utah Lake.

Parcel 3: [21-055-0002]

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° West 5.27 chains; thence South 1° West 18.23 chains; thence South 76° East 5.43 chains; thence North 1° East 19.36 chains to beginning.

Less and excepting any portions lying within Utah Lake.

ACCOMMODATION RECORDING ONLY
MERIDIAN TITLE COMPANY MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT

Parcel 4: [21-056-0080]

A parcel of land lying within the East Half of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

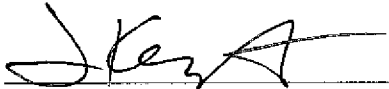
Commencing at a brass cap monument marking the North Quarter Corner of said Section 14; thence North 88°50'50" East along the Section line 850.96 feet and South 01°09'10" East 1,320.00 feet to the point of beginning; thence South 88°51'52" West 170.59 feet; thence North 01°09'10" West 441.50 feet; thence North 65°08'30" East 454.07 feet; thence North 59°31'55" East 3.42 feet; thence North 66°50'50" East 211.43 feet, more or less to the Northwest Corner of Sean Childs Subdivision Plat "A", recorded in the office of the Utah County Recorder; thence along said subdivision South 24°25'24" East 92.77 feet; thence South 24°14'30" East 87.58 feet; thence South 25°36'38" West 0.82 feet; thence South 24°09'58" East 235.19 feet; thence North 89°50'50" East 431.07 feet; thence South 00°09'10" East 390.80 feet; thence South 81°06'30" West 169.09 feet; thence South 00°55'09" East 1,913.69 feet; thence South 87°02'21" West 117.53 feet; thence North 83°33'58" West 769.92 feet; thence North 00°24'10" West 1,914.95 feet to the beginning.

Tax Parcel No. 21-056-0015, 21-055-0002, 21-055-0001, 21-056-0080
Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants and restrictions of record.


In witness whereof, the grantors have executed this instrument this 4 day of October, 2013.

Chrysalis Company

Chrysalis Company L.C.



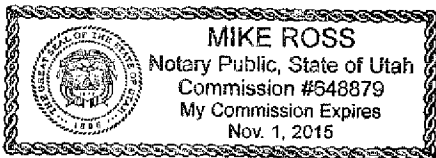
By: Joel Kester, GP



By: Joel Kester, Manager

STATE OF UTAH)
) :ss
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 4 day of October, 2013 by Joel Kester, GP of Chrysalis Company and Joel Kester, Manager of Chrysalis Company L.C., who duly acknowledged to me that it was executed by authority.



Notary Public

When recorded mail to (Tax Mailing Address):

Grantee
J.L.C., a Utah limited liability company
327 N. 200 E. #2
American Fork, UT 84003
MTC File No. 244703

WARRANTY DEED

S.R.G. INVESTMENTS, L.C., a Utah limited liability company, as to an undivided 20% interest, who acquired title as SRG INVESTMENT L.C. (Parcels 1, 2 and 3) and as SRG INVESTMENTS (Parcel 4), GRANTOR(S), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY(S) and WARRANT(S) to

J.L.C., a Utah limited liability company

as GRANTEE(S), the following real property located in Utah County, State of Utah, described as:

Parcel 1: [21-056-0103 & 21-056-0115]

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.

Also, that portion conveyed by that certain Stipulation for Settlement of Utah Lake Boundary recorded September 23, 2016 as Entry No. 93366:2016 of Official Records.

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 & 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"W. 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 portions lying within Utah Lake.

Parcel 2: [21-055-0058 & 21-055-0066]

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 beginning.

Also, that portion conveyed by that certain Stipulation for Settlement of Utah Lake Boundary recorded September 23, 2016 as Entry No. 93366:2016 of Official Records.

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 & 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"W. 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 lying within Utah Lake.

Parcel 3: [21-055-0060 & 21-055-0065]

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.

Also, that portion conveyed by that certain Stipulation for Settlement of Utah Lake Boundary recorded September 23, 2016 as Entry No. 93366:2016 of Official Records.

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 & 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"W. 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 portions lying within Utah Lake.

Parcel 4: [21-056-0106]

A parcel of land lying within the East Half of Section 14, Township 7 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah, more particularly described as follows:

Commencing at a brass cap monument marking the North Quarter Corner of said Section 14; thence North $88^{\circ}50'50''$ East along the Section line 850.96 feet and South $01^{\circ}09'10''$ East 1,320.00 feet to the point of beginning; thence South $88^{\circ}51'52''$ West 170.59 feet; thence North $01^{\circ}09'10''$ West 441.50 feet; thence North $65^{\circ}08'30''$ East 454.07 feet; thence North $59^{\circ}31'55''$ East 3.42 feet; thence North $66^{\circ}50'50''$ East 211.43 feet, more or less to the Northwest Corner of Sean Childs Subdivision Plat "A", recorded in the office of the Utah County Recorder; thence along said subdivision South $24^{\circ}25'24''$ East 92.77 feet; thence South $24^{\circ}14'30''$ East 87.58 feet; thence South $25^{\circ}36'38''$ West 0.82 feet; thence South $24^{\circ}09'58''$ East 235.19 feet; thence North $89^{\circ}50'50''$ East 431.07 feet; thence South $00^{\circ}09'10''$ East 390.80 feet; thence South $81^{\circ}06'30''$ West 169.09 feet; thence South $00^{\circ}55'09''$ East 1,913.69 feet; thence South $87^{\circ}02'21''$ West 117.53 feet; thence North $83^{\circ}33'58''$ West 769.92 feet; thence North $00^{\circ}24'10''$ West 1,914.95 feet 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 3 and Lot 4 of Section 14, Township 7 South, Range 2 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the southerly highway right of Way and limited-access line of Provo City Westside Connector, at a point 90.00 feet perpendicularly distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 236+38.77, which point is 850.96 feet North $88^{\circ}50'50''$ East along the Section Line and 1320.00 feet South $01^{\circ}09'10''$ East and 952.89 feet South $00^{\circ}24'10''$ East from the North Quarter corner of said Section 14; and running thence North $00^{\circ}24'10''$ West 169.86 feet along said westerly boundary line to a point 75.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 235+98.41; thence South $76^{\circ}39'33''$ East 898.52 feet parallel with said right of way control line to the easterly boundary line of said entire tract at a point 75.00 feet perpendicularly distant northerly from said right of way control line opposite approximate Engineers Station 244+96.94, thence South $00^{\circ}55'09''$ East 170.25 feet along said easterly boundary line to a point 90.00 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 245+38.87, thence North $76^{\circ}39'33''$ West 900.10 feet parallel with said right of way control line to the point of beginning.

Also less and excepting the following:

A parcel of land in fee, being part of an entire tract of property for a Wetland Facility, situate in Lot 3 and Lot 4 Section 14, Township 7 South, Range 2 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the westerly boundary line of said entire tract and the southerly highway right of way and limited-access line of Provo City Westside Connector, at a point 90.00 feet perpendicularly distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 236+38.77, which point is 850.96 feet North 88°50'50" East along the Section Line and 1320.00 feet South 01°09'10" East and 952.89 feet South 00°24'10" East from the North Quarter corner of said Section 14; and running thence South 76°39'33" East 900.10 feet along said highway right of way and limited access line to the easterly boundary line of said entire tract; thence South 00°55'09" East 870.17 feet along said easterly boundary line to the Utah Lake Meander Line and southerly boundary line of said entire tract; thence along said Utah Lake Meander Line line the following two (2) courses and distances: (1) South 88°11'58" West 186.71 feet; (2) thence North 82°24'21" West 702.36 feet to the westerly boundary line of said entire tract; thence North 00°24'10" West 990.82 feet along said westerly boundary line to the point of beginning.

Tax Parcel No. 21-056-0106,21-056-0103,21-056-0104, 21-055-0058,21-055-0059,21-055-0060,21-055-0061

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.
Subject to the exceptions shown on Exhibit A attached hereto.

In witness whereof, the grantors have executed this instrument this 20 day of June, 2018.

S.R.G. Investments, L.C.,
a Utah limited liability company

Scot Gordon
Scot Gordon, Manager

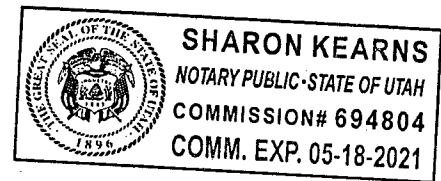
Accepted by Grantee:
J.L.C., a Utah limited liability company

(SEE COUNTER PART)
Evan Johnson, Manager

STATE OF UTAH)
)
) :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of June, 2018, by Scot Gordon, as Manager of S.R.G. Investments, L.C., a Utah limited liability company.

Notary Public



Beginning at the intersection of the westerly boundary line of said entire tract and the southerly highway right of way and limited-access line of Provo City Westside Connector, at a point 90.00 feet perpendicularly distant southerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 236+38.77, which point is 850.96 feet North 88°50'50" East along the Section Line and 1320.00 feet South 01°09'10" East and 952.89 feet South 00°24'10" East from the North Quarter corner of said Section 14; and running thence South 76°39'33" East 900.10 feet along said highway right of way and limited access line to the easterly boundary line of said entire tract; thence South 00°55'09" East 870.17 feet along said easterly boundary line to the Utah Lake Meander Line and southerly boundary line of said entire tract; thence along said Utah Lake Meander Line line the following two (2) courses and distances: (1) South 88°11'58" West 186.71 feet; (2) thence North 82°24'21" West 702.36 feet to the westerly boundary line of said entire tract; thence North 00°24'10" West 990.82 feet along said westerly boundary line to the point of beginning.

Tax Parcel No. 21-056-0106,21-056-0103,21-056-0104, 21-055-0058,21-055-0059,21-055-0060,21-055-0061

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants, restrictions and reservations of record.
Subject to the exceptions shown on Exhibit A attached hereto.

In witness whereof, the grantors have executed this instrument this _____ day of June, 2018.

S.R.G. Investments, L.C.,
a Utah limited liability company

(SEE COUNTERPART)

Scot Gordon, Manager

Accepted by Grantee,
J.L.C., a Utah limited liability company

Evan Johnson, Manager

STATE OF UTAH)
) :ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this _____ day of June, 2018, by Scot Gordon, as Manager of S.R.G. Investments, L.C., a Utah limited liability company.

Notary Public

EXHIBIT A
EXCEPTIONS

1. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, imposed by the law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public record.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c), or (d) are shown by the public records.
6. Taxes or assessments which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. [Intentionally Omitted]
9. Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$55.51. Property I.D. No. 21-056-0103. (Parcel 1)

Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein.

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$67.56. Property I.D. No. 21-056-0115. (Parcel 1)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$32.24. Property I.D. No. 21-055-0058. (Parcel 2)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$35.76. Property I.D. No. 21-055-0066. (Parcel 2)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$2.70. Property I.D. No. 21-055-0060. (Parcel 3)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$47.42. Property I.D. No. 21-055-0065. (Parcel 3)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

Taxes for the year 2018 are now a lien not yet due and payable. Taxes for the year 2017 have been paid in the amount of \$846.74. Property I.D. No. 21-056-0106. (Parcel 4)

"Lien arising as of January 1 for any unpaid personal property taxes which may be listed against the property described herein."

10. Said property is located within the boundaries of Provo City, Utah County, Central Utah Water Conservancy District, and Provo School District, and is subject to the charges and assessments levied thereunder.
11. Subject to a 1969 Farmland Assessment Act as Provided under Section 59-5-8-105 UCA 1953 as Amended, 1973 - 1975 wherein a five year roll-back Tax Provision which becomes effective upon a change in the use of all or part of said land.
12. All rights, titles or interests in minerals of any kind, oil, gas, coal or other hydrocarbons and the consequences of the right to mine or remove such substances including, but not limited to express or implied easements and rights to enter upon and use the surface of the land for exploration, drilling or extraction related purposes.

(This commitment/policy does not purport to disclose documents of record pertaining to the above referenced rights).
13. Claim, right, title or interest to water or water rights whether or not shown by the public records.
14. Rights of Way, Easements, Ditches, Canals or any other adverse matters which may be disclosed by Inspection or Survey of said Property.
15. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey of the land would disclose, and which are not shown by the public records.
16. Any claim of the United States of America arising from the difference in the mean high water line of the Utah Lake and the meander line as shown by the Government Survey.

17. Matters which may be disclosed by an inspection or by a survey of said land that is satisfactory to this Company, or by inquiry of the parties in possession thereof.
18. The terms, covenants and conditions of that certain "BOUNDARY LINE AGREEMENT", by and between Verlon Terry Scott and David Frank Stubbs and Jeffery Leon Stubbs;
Recorded: January 2, 2007 as Entry No. 374:2007 of Official Records.
19. The terms, covenants and conditions of that certain "BOUNDARY LINE AGREEMENT", by and between Verlon Terry Scott and AC Cox, LC;
Recorded: January 2, 2007 as Entry No. 375:2007 of Official Records.
20. Lack of a right of access to and from Parcel 1, 2 and 3 North of the Provo City Westside Connector.
21. Limited access to the Provo City Westside Connector as disclosed in that certain Special Warranty Deed (Controlled Access) recorded on February 10, 2015 as Entry No. 10252:2015. (Parcels 1, 2 & 3)
22. The terms, covenants and conditions of that certain Stipulation for Settlement of Utah Lake Boundary;
Recorded: September 23, 2016 as Entry No. 93366:2016 of Official Records.
23. Rights of tenant(s) in the land, if any, and rights of all parties claiming by, through or under said tenant(s).