

When Recorded mail to:
Fieldstone Canton Ridge Park, LLC
12896 South Pony Express Road, #400
Draper, UT 84020

File No. BT-13756

Space above this line for recording data.

SPECIAL WARRANTY DEED

Rushton Family Company, LLC, a Utah limited liability company, whose address is 1519 East Spring Canyon Road, Erda, Utah 84074, as to an **undivided twenty percent (20%)** interest, **A. Laurence & Elva J. Rushton Family Company, LLC**, a Utah limited liability company, whose address is 4441 South 5400 West, West Valley City, Utah 84120, as to an **undivided twenty percent (20%)** interest, **Floyd & Norma Rushton Properties, LLC**, a Utah limited liability company, whose address is 5351 Woodledge Ave., West Valley City, Utah 84120, as to an **undivided twenty percent (20%)** interest, **Jones Lehi, LLC**, a Utah limited liability company, whose address is 9140 S. Bridger Blvd, P.O. Box 401, Paradise, Utah 84328, as to an **undivided twenty percent (20%)** interest, and **Elsie Lovelace, LLC**, a Utah limited liability company, whose address is 13226 South Makayla Court, Riverton, Utah 84065, as to an **undivided twenty percent (20%)** interest, **GRANTORS**,

Hereby Convey and Warrant against all claiming by, through, or under them to

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company, whose address is 12896 South Pony Express Road, #400, Draper, Utah 84020, **GRANTEE**,

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-wit:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°50'07"E ALONG THE QUARTER SECTION LINE 1941.72 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°50'07"E 761.26 FEET TO THE CENTER OF SAID SECTION 34, ALSO BEING THE NORTHWEST CORNER OF THE BENCHES PLAT 10 SUBDIVISION; THENCE S0°23'55"E ALONG THE QUARTER SECTION LINE 1702.33 FEET; THENCE WEST 773.11 FEET; THENCE NORTH 1704.48 FEET TO THE POINT OF BEGINNING.

(a portion of tax parcel no. 58:041:0020)

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, public roads (if any), conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other

ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2018 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTORS, THIS 1st day of ~~May~~ ^{June}, 2018.

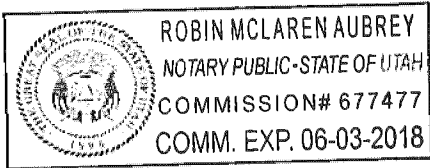
“GRANTORS”

RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Lynda R. Ahlquist
Lynda R. Ahlquist, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 1st day of June, 2018, by Lynda R. Ahlquist, as the Manager of Rushton Family Company, LLC, a Utah limited liability company.



Robin McLaren Aubrey
NOTARY PUBLIC

A. LAURENCE & ELVA J. RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Terry L. Rushton, manager
Terry L. Rushton, Its Manager

STATE OF UTAH)
) :ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 15th day of June, 2018, by Terry L. Rushton, as the Manager of A. Laurence & Elva J. Rushton Family Company, LLC, a Utah limited liability company.



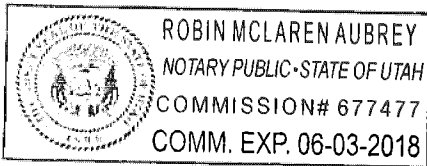
Robin McLaren Aubrey
NOTARY PUBLIC

FLOYD & NORMA RUSHTON PROPERTIES, LLC, a Utah limited liability company

By Floyd S. Rushton
Floyd S. Rushton, Its Manager

STATE OF UTAH)
) :ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 1st day of June, 2018, by Floyd S. Rushton, as the Manager of Floyd & Norma Rushton Properties, LLC, a Utah limited liability company.



Robin McLaren Aubrey
NOTARY PUBLIC

JONES LEHI, LLC, a Utah limited liability company

By *Harry V. Jones*
Harry V. Jones, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 28 day of May, 2018, by Harry V. Jones, as the Manager of Jones Lehi, LLC a Utah limited liability company.



Judy Fisher
NOTARY PUBLIC

ELSIE LOVELACE, LLC, a Utah limited liability company

By _____
Brad D. Turpin, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Brad D. Turpin, as the Manager of Elsie Lovelace, L.L.C., a Utah limited liability company.

NOTARY PUBLIC

JONES LEHI, LLC, a Utah limited liability company

By _____
Harry V. Jones, Its Manager

STATE OF UTAH)
)
) :ss.
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Harry V. Jones, as the Manager of Jones Lehi, LLC a Utah limited liability company.

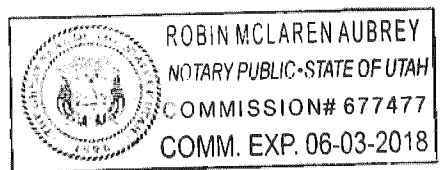
NOTARY PUBLIC

ELSIE LOVELACE, LLC, a Utah limited liability company

By Brad D. Turpin
Brad D. Turpin, Its Manager

STATE OF UTAH)
)
) :ss.
)
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 1st day of June, 2018, by Brad D. Turpin, as the Manager of Elsie Lovelace, L.L.C., a Utah limited liability company.



Robin McLaren Aubrey
NOTARY PUBLIC

When Recorded mail to:
Fieldstone Canton Ridge Park, LLC
12896 South Pony Express Road, #400
Draper, UT 84020

ENT 127040:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 Dec 02 02:55 PM FEE 40.00 BY MA
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

File No. BT-17652

Space above this line for recording data.

SPECIAL WARRANTY DEED

Rushton Family Company, LLC, a Utah limited liability company, whose address is 1519 East Spring Canyon Road, Erda, Utah 84074, as to an **undivided twenty percent (20%)** interest, **A. Laurence & Elva J. Rushton Family Company, LLC**, a Utah limited liability company, whose address is 4441 South 5400 West, West Valley City, Utah 84120, as to an **undivided twenty percent (20%)** interest, **Floyd & Norma Rushton Properties, LLC**, a Utah limited liability company, whose address is 5351 Woodledge Ave., West Valley City, Utah 84120, as to an **undivided twenty percent (20%)** interest, **Jones Lehi, LLC**, a Utah limited liability company, whose address is 9140 S. Bridger Blvd, P.O. Box 401, Paradise, Utah 84328, as to an **undivided twenty percent (20%)** interest, and **Elsie Lovelace, LLC**, a Utah limited liability company, whose address is 13226 South Makayla Court, Riverton, Utah 84065, as to an **undivided twenty percent (20%)** interest, **GRANTORS**,

Hereby Convey and Warrant against all claiming by, through, or under them to

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company, whose address is 12896 South Pony Express Road, #400, Draper, Utah 84020, **GRANTEE**,

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH, to-wit:

A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, more particularly described as follows:

Beginning at a point located South 89°50'07" East along the Quarter Section Line 1047.92 feet from the West ¼ Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 89°50'07" East 893.80 feet; thence South 1704.48 feet; thence West 893.80 feet; thence North 1707.05 feet to the Point of Beginning.

Being a portion of tax parcel no. 58:041:0226.

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, public roads (if any), conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter, and all Greenbelt rollback taxes assessed or assessable under the Utah Farmland Assessment Act.

WITNESS, THE HAND(S) OF SAID GRANTORS, THIS 2nd day of December, 2019.

“GRANTORS”

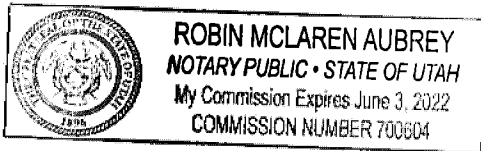
RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Lynda R. Ahlquist
Lynda R. Ahlquist, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Lynda R. Ahlquist, as the Manager of Rushton Family Company, LLC, a Utah limited liability company.

Robin McLaren Aubrey
NOTARY PUBLIC

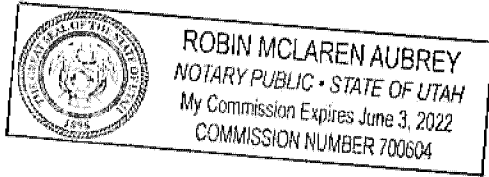


A. LAURENCE & ELVA J. RUSHTON FAMILY COMPANY, LLC, a Utah limited liability company

By Ronald D. Rushton
Ronald D. Rushton, Its Authorized Agent

STATE OF UTAH)
):ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Ronald D. Rushton, as the Authorized Agent of A. Laurence & Elva J. Rushton Family Company, LLC, a Utah limited liability company (pursuant to a Statement of Authority filed with the Utah Division of Corporations and Commercial Code).



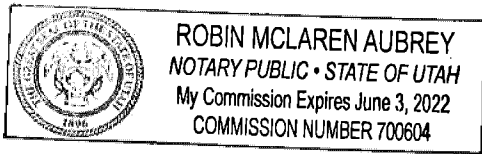
Robin McLaren Aubrey
NOTARY PUBLIC

FLOYD & NORMA RUSHTON PROPERTIES, LLC, a Utah limited liability company

By Floyd S. Rushton
Floyd S. Rushton, Its Manager

STATE OF UTAH)
):ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Floyd S. Rushton, as the Manager of Floyd & Norma Rushton Properties, LLC, a Utah limited liability company.



Robin McLaren Aubrey
NOTARY PUBLIC

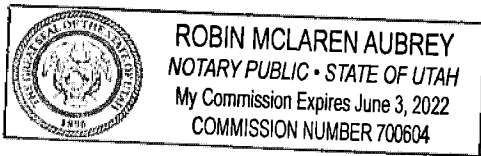
JONES LEHI, LLC, a Utah limited liability company

By Harry R Jones
Harry R. Jones, Its Manager

By Robynn Jones Glasmann
Robynn Jones Glasmann, Its Manager

STATE OF UTAH)
) :ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Harry R. Jones and Robynn Jones Glasmann, as the Managers of Jones Lehi, LLC, a Utah limited liability company.



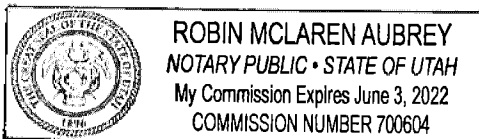
Robin McLaren Aubrey
NOTARY PUBLIC

ELSIE LOVELACE, LLC, a Utah limited liability company

By Brad D. Turpin
Brad D. Turpin, Its Manager

STATE OF UTAH)
) :ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 2nd day of December, 2019, by Brad D. Turpin, as the Manager of Elsie Lovelace, L.L.C., a Utah limited liability company.



Robin McLaren Aubrey
NOTARY PUBLIC