

WHEN RECORDED MAIL TO GRANTEE:  
In Sections 26, 27, 34 and 35, T8S R3E  
MAPLETON, UT  
File No. 1803084

**WARRANTY DEED**

TERRACOM DEVELOPMENT, LLC

Grantor(s) of UTAH County, State of Utah, hereby CONVEY and WARRANT to

TERRACOM HARMONY RIDGE COMMERCIAL, LLC

Grantee, of UTAH County, grantee(s), for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah:


See Exhibit "A"

- SUBJECT TO:
1. Taxes for the year 2018 and all subsequent years.
  2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
  3. All applicable zoning laws and ordinances.

DATED: 07/20/18

TAX ID: 27:056:0051  
TAX ID: 27:056:0045

TERRACOM DEVELOPMENT, LLC

  
By: Kinnon Sandlin, Manager

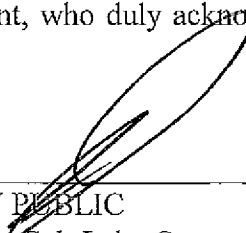
STATE OF UTAH )

: ss.

COUNTY OF SALT LAKE )

On 07/20/18, personally appeared before me Kinnon Sandlin, the manager of TERRACOM DEVELOPMENT, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



  
NOTARY PUBLIC  
Residing at Salt Lake County

## Exhibit "A"

A portion of Section 34, Township 8 South, Range 3 East, Salt lake Base & Meridian, located in Mapleton, Utah, more particularly described as follows:

Beginning at a point located South  $89^{\circ}29'50''$  East along the Section line 735.52 feet and South 790.66 feet from the North 1/4 Corner of Section 34, Township 8 South, Range 3 East, Salt Lake Base & Meridian; thence South  $36^{\circ}54'22''$  East 153.94 feet; thence along the arc of a 677.00 foot radius curve to the left 275.57 feet through a central angle of  $23^{\circ}19'19''$  (chord:  $S48^{\circ}34'02''E$  273.67 feet); thence along the arc of a 877.00 foot radius curve to the left 400.21 feet through a central angle of  $26^{\circ}08'47''$  (chord:  $S73^{\circ}18'04''E$  396.75 feet); thence along the arc of a 427.00 foot radius curve to the left 105.84 feet through a central angle of  $14^{\circ}12'06''$  (chord:  $N86^{\circ}31'29''E$  105.57 feet); thence North  $69^{\circ}51'03''$  East 92.92 feet; thence northeasterly along the arc of a 421.00 foot radius non-tangent curve to the left (radius bears:  $N21^{\circ}22'48''W$ ) 199.87 feet through a central angle of  $27^{\circ}12'05''$  (chord:  $N55^{\circ}01'09''E$  198.00 feet); thence South  $35^{\circ}22'30''$  East 856.59 feet; thence South  $18^{\circ}54'20''$  East 343.80 feet; thence South  $8^{\circ}48'11''$  West 450.90 feet; thence South  $1^{\circ}01'02''$  East 1046.42 feet; thence  $S54^{\circ}37'30''W$  346.97 feet to the easterly right-of-way line of US Highway 6 & 89; thence North  $35^{\circ}22'30''$  West along said right-of-way line 2472.57 feet; thence northwesterly along the arc of a 490.00 foot radius non-tangent curve to the left (radius bears:  $N65^{\circ}20'18''W$ ) 444.99 feet through a central angle of  $52^{\circ}02'00''$  (chord:  $N1^{\circ}21'18''W$  429.86 feet) to a point of reverse curvature; thence along the arc of a 310.00 foot radius curve to the right 243.50 feet through a central angle of  $45^{\circ}00'18''$  (chord:  $N4^{\circ}52'09''W$  237.29 feet); thence North  $17^{\circ}38'00''$  East 78.10 feet; thence along the arc of a 600.00 foot radius curve to the right 263.67 feet through a central angle of  $25^{\circ}10'44''$  (chord:  $N30^{\circ}13'22''E$  261.56 feet) to the point of beginning.

Parcel No. 27:056:0051 (Consists of a portion of the subject property).

Parcel No. 27:056:0045 (Consists of a portion of the subject property).