

Mail Tax notice to:  
Grantee  
520 South 850 East Suite A1  
Lehi, UT 84043  
MNT File No.: 69944  
Tax ID No.: ~~35-280-0001~~  
**13:040:0001**  
**13:040:0041**

**SPECIAL WARRANTY DEED**

**AF 21 LLC, a Utah limited liability company, who acquired title as AF21, LLC, a Utah limited liability company**

**GRANTOR** of Lehi, State of Utah, hereby **CONVEYS** and **WARRANTS** against any and all claiming by through or under it only to:

**AF 21 LLC, a Utah limited liability company**

**GRANTEE** of 520 South 850 East Suite A1, Lehi, UT 84043 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Utah County, State of Utah:


**See Exhibit "A" attached hereto and made a part hereof**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**WITNESS**, the hand(s) of said grantor(s), 20th day of September, 2019.

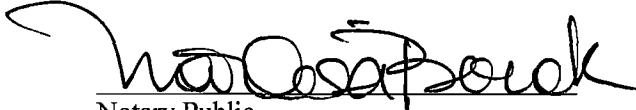
AF 21 LLC, a Utah limited liability company, who acquired title as AF21, LLC, a Utah limited liability company

By: Ardero LLC  
Its: Manager

  
\_\_\_\_\_  
By: Darwin Fielding, Manager

State of Utah, County of Salt Lake )ss:

On this date, September 20, 2019, personally appeared before me Darwin Fielding, who being by me duly sworn did say that he is a Manager of Ardero LLC the Manager of AF 21 LLC, a Utah limited liability, who acquired title as AF21, LLC, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Darwin Fielding, who acknowledged to me that said limited liability company executed same.

  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

THE LAND REFERRED TO HEREIN IS SITUATED IN UTAH COUNTY, UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 4

Parcel 4A:

Commencing 13.87 chains South of the center of Section 22, Township 5 South, Range 1 East of the Salt Lake Base and Meridian; and running thence West 8.00 chains; thence South 12.37 chains; thence East 8 chains; thence North 12.37 chains to the place of beginning.

Also being described by Survey as follows:

A parcel of land situates in the South half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being South 00°03'33" West 926.02 feet; along the section line and West 2674.32 feet from the East quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 00°50'20" West 802.25 feet along said barb wire fence line; thence North 89°11'40" West 239.99 feet along said barb wire fence line; thence South 89°58'34" West 288.31 feet along the barb wire fence line; thence North 00°49'10" East 299.78 feet along said barb wire fence line; thence North 02°32'00" East 104.92 feet along said barb wire fence line; thence North 00°42'25" East 394.38 feet along said barb wire fence line; thence East 526.23 feet to the point of beginning.

Parcel 4B:

Commencing 1.50 chains South of the center of Section 22, Township 5 South, Range 1 East of the Salt Lake Base and Meridian and running thence West 7.88 chains; thence South 12.25 chains; thence East 7.88 chains; thence North 12.25 chains to the point of beginning.

Also being described by Survey as follows:

A parcel of land situate in the South half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point being South 00°00'38" East 101.99 feet and West 2657.37 feet from the East quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 01°00'42" West 454.65 feet along said barb wire fence line; thence south 01°30'56" West 369.58 feet along said barb wire fence line; thence West 526.23 feet; thence North 01°03'27" East 349.48 feet along said barb wire fence line; thence North

00°53'51" East 481.61 feet along said barb wire fence line; thence South 89°15'00" East 530.08 feet to the point of beginning.

Parcels 4A and 4B being subject to those certain Boundary Line agreements by and between Williamson Farms, LLC and Russell V. Holindrake and Kim E. Holindrake, Trustees of The RK Holindrake Family Trust dated the 25th day of January, 2012, recorded August 5, 2014 as Entry No. 54543:2014 and Dan W. Nielson and Carol H. Neilson, Trustees of The Dan and Carol Nielson Living Trust (created by a Declaration of Trust dated March 4, 2003) recorded August 5, 2014 as Entry No. 54544:2014 and Linda H. Brasier, Trustee or Successor Trustees of The Brasier Family Trust dated the 28th day of April, 2005, recorded August 5, 2014 as Entry No. 54545:2014 and David E. Holindrake and Cynthia L. Holindrake, Trustees or Successor Trustees of The Holindrake Family Trust, dated the 17th day of June 2005, recorded August 5, 2014 as Entry No. 54546:2014 and Pamela Holindrake, Trustee of The Pamela Holindrake Family Trust dated the 19th day of October 2006, recorded August 5, 2014 as Entry No. 54547:2014 and Dan W. Nielson and Carol H. Nielson, Trustees of The Dan and Carol Nielson Living Trust (created by a Declaration of Trust dated March 4, 2003), et.al., recorded January 11, 2019 as Entry No. 295:2019, and Willow Glen Townhomes, LLC, a Utah limited liability company, et. al., recorded January 11, 2019 as Entry No. 2976:2019, and Dan W. Nielson and Carol H. Nielson, Trustees of The Dan and Carol Nielson Living Trust (created by a Declaration of Trust dated March 4, 2003), et.al., recorded January 11, 2019 as Entry No. 2977:2019.

LESS AND EXCEPTING from Parcels 4A and 4B described above the following as conveyed to American Fork City by that certain Warranty Deed recorded April 16, 2019 as Entry No. 31707:2019 of official records:

A parcel of land for the dedication of future 900 West and 350 South Road, situate in Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 00°01'56" East 1103.02 feet and West 559.02 feet from the South Quarter corner of said Section 22; and running thence North 00°49'10" East 107.37 feet; thence North 57°57'04" East 77.81 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 329.85 feet (curve having a central angle of 57°10'58" and a long chord bearing North 29°21'35" East 316.33 feet); thence North 00°46'05" East 979.43 feet; thence along the arc of a 20.00 foot radius curve to the left a distance of 31.47 feet (curve having a central angle of 90°09'36" and a long chord bearing North 44°18'43" West 28.32 feet); thence North 89°23'31" West 191.13 feet; thence North 00°53'51" East 43.49 feet; thence South 89°22'15" East 530.71 feet; thence South 01°00'42" West 5.56 feet; thence along the arc of a non-tangent 447.00 foot radius curve to the left a distance of 15.50 feet (curve having a central angle of 01°59'13" and a long chord bearing South 79°53'38" West 15.50 feet); thence South 78°54'02" West 120.20 feet; thence along the arc of a 503.00 foot radius curve to the right a distance of 79.47 feet (curve having a central angle of 09°03'08" and a long chord bearing South 83°25'35" West 79.39 feet); thence along the arc of a 20.00 foot radius curve to the left a distance of 30.43 feet (curve having a central angle of 87°11'04" and a long chord bearing South 44°21'37" West 27.58 feet); thence South 00°46'05" West 980.36 feet; thence along the arc of a 419.50 foot radius curve to the right a distance of 418.67 feet (curve having a central angle of 57°10'58" and a long chord bearing

South 29°21'35" West 401.51 feet); thence South 57°57'04" West 108.16 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 27.95 feet (curve having a central angle of 04°50'44" and a long chord bearing South 55°31'42" West 27.94 feet) to the point of beginning.

(Note: All bearings in the above description are based on the NAD 27 bearing of North 00°10'41" East along the section line from the West Quarter corner of Section 22, Township 5 South, Range 1 East to the Northwest corner of Section 22.)