

Mail Recorded Deed and Tax Notice To:
Wasatch South Hills Development Co., LLC
Attn: John Lindsley
299 South Main Street, Suite 2400
Salt Lake City, UT 84111

13279248
5/26/2020 9:31:00 AM \$40.00
Book - 10949 Pg - 306-307
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 118451-ETB

SPECIAL WARRANTY DEED

Staker and Parson Companies, a Utah corporation also known as Staker & Parson Companies, a Utah corporation

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

Wasatch South Hills Development Co., LLC, a Utah limited liability company

GRANTEE(S) of Logan, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-17-400-013, 33-21-100-019, 33-20-200-008, 33-20-200-009 and 33-21-100-025 (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 22nd day of May, 2020

Staker and Parson Companies, a Utah corporation

BY: 
Travis Canfield, Vice President

STATE OF Utah

COUNTY OF Weber

On the 22nd day of May, 2020, personally appeared before me Travis Canfield, who being by me duly sworn did say that he is the Vice President of Staker and Parson Companies, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Staker and Parson Companies, a Utah corporation acknowledged to me that said corporation executed the same.


Notary Public

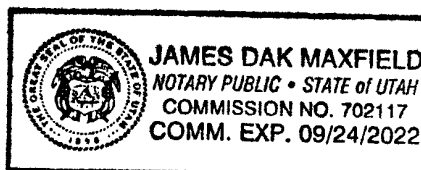


EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20, AND 21 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE 140.22 FEET TO THE POINT OF A NON-TANGENT 200.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 33.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 19°21'20" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°35'15" (WHICH LONG CHORD BEARS NORTH 75°26'18" EAST 33.43 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 385.01 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°07'09" (WHICH LONG CHORD BEARS NORTH 58°11'35" EAST 375.57 FEET); THENCE NORTH 36°07'53" EAST 286.80 FEET TO A POINT ON A 300.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 164.96 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT (WHICH RADIUS POINT BEARS NORTH 36°07'53" EAST) THROUGH A CENTRAL ANGLE OF 31°30'18" (WHICH LONG CHORD BEARS SOUTH 69°37'16" EAST 162.86 FEET); THENCE SOUTH 85°22'21" EAST 409.26 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 329.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°47'00" (WHICH LONG CHORD BEARS SOUTH 66°28'51" EAST 323.78 FEET); THENCE SOUTH 47°46'30" EAST 92.37 FEET; THENCE NORTH 61°43'40" EAST 1,907.23 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 366.57 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 57°21'58" EAST) TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°30'26" (WHICH LONG CHORD BEARS SOUTH 58°53'15" EAST 353.88 FEET); THENCE SOUTH 00°38'13" WEST 796.71 FEET; THENCE SOUTH 89°08'29" EAST 661.42 FEET; THENCE SOUTH 00°05'40" EAST 823.94 FEET; THENCE NORTH 89°34'37" WEST 722.94 FEET; THENCE SOUTH 00°11'00" EAST 354.66 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 242.87 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 08°44'57" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'21" (WHICH LONG CHORD BEARS NORTH 63°51'22" WEST 239.16 FEET) TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 163.62 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°29'59" (WHICH LONG CHORD BEARS NORTH 65°12'41" WEST 160.72 FEET); THENCE NORTH 83°57'41" WEST 387.98 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 295.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°40'53" (WHICH LONG CHORD BEARS NORTH 65°07'14" WEST 290.64 FEET) TO THE POINT ON A 800.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 847.79 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60°43'06" (WHICH LONG CHORD BEARS NORTH 76°38'21" WEST 808.67 FEET); THENCE SOUTH 73°00'06" WEST 202.74 FEET TO THE POINT ON A 400.00 FOOT RADIUS CURVE; THENCE WESTERLY 260.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°16'56" (WHICH LONG CHORD BEARS NORTH 88°21'26" WEST 255.71 FEET); THENCE NORTH 69°42'58" WEST 28.01 FEET TO A POINT ON A 800.00 FOOT RADIUS CURVE; THENCE WESTERLY 365.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°08'32" (WHICH LONG CHORD BEARS NORTH 82°47'14" WEST 361.85 FEET); THENCE SOUTH 84°08'30" WEST 155.21 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 386.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°18'55" (WHICH LONG CHORD BEARS NORTH 73°42'02" WEST 377.16 FEET); THENCE NORTH 51°32'34" WEST 86.70 FEET; THENCE NORTH 00°40'49" WEST 433.79 FEET TO THE POINT OF BEGINNING.

9659779

9659779
3/10/2006 4:53:00 PM \$36.00
Book - 9265 Pg - 4568-4573
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 6 P.

WHEN RECORDED, MAIL TO:
Grantee
406 West South Jordan Parkway #250
South Jordan, UT 84095

Space Above for Recorder's Use

**Special
Warranty Deed**

SOUTH HILLS DEVELOPMENT, LLC, a Utah limited liability company GRANTOR,
hereby Conveys and Warrants against all persons claiming by, through or under it but not otherwise to
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company GRANTEE,
of South Jordan, County of Salt Lake State of Utah
for the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations. DOLLARS,
The following described tracts of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current general taxes, easements, restrictions, rights of way and reservations of record.
Dated this 1st day of March, 2006.

SOUTH HILLS DEVELOPMENT, LLC

By: SOUTH HILLS MANAGERS, LLC,
a Utah limited liability company, Its Manager

By: *Dave Millheim*
Dave Millheim, Manager

By: *Steven R. Young*
Steven R. Young, Manager

By: SOUTH HILLS ONE, LLC, a Utah limited liability company, Manager

By: SOUTH HILLS MANAGERS, LLC, a Utah limited liability company, Its Manager

Dave Millheim
By: Dave Millheim, Manager

Steven R. Young
By: Steven R. Young, Manager

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 1st day of March, 2006, personally appeared before me Dave Millheim and Steven R. Young who being duly sworn did say that they are the Managers of South Hills Managers, LLC, a Utah limited liability company, which company is the Manager of South Hills Development, LLC, a Utah limited liability company, and that they executed the same as duly authorized in the capacity indicated.


Notary Public

My Commission Expires:

Residing at: Midvale, Utah

STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 1st day of March, 2006, personally appeared before me Dave Millheim and Steven R. Young who being duly sworn did say that they are the Managers of South Hills Managers, LLC, a Utah limited liability company, which company is the Manager of South Hills One, LLC, a Utah limited liability company, which Company is the Manager of South Hills Development, LLC, a Utah limited liability company, and that they executed the same as duly authorized in the capacity indicated.




Notary Public

My Commission Expires:

Residing at: Midvale, Utah

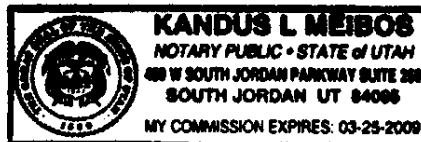


EXHIBIT "A"

Parcel 69 and 83

Beginning at a point South 89°10'51" West 1315.755 feet and South 0°26'31" West 671.625 feet from the Northeast Corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 0°26'31" West 671.63 feet; thence South 1320 feet; thence West 660 feet; thence North 1983.63 feet; thence East 660 feet to the point of beginning.

Parcel Identification No. 33-17-200-017

Parcel 85

Beginning at a point which is South along the Section line 1759.99 feet from the Northwest corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 329.00 feet; thence South 662.00 feet; thence West 329.00 feet; thence North 662.00 feet to the point of beginning.

Together with and Subject to a right of way over the West 50.00 feet of the Northwest quarter of the Southwest quarter of the West half of the Northwest quarter of said Section 17 and Together with a 50.00 foot right of way being 25.00 feet on each side of the following described centerline: Beginning at a point 53.334 rods North of the West quarter corner of the aforementioned Section 17, and running thence East 160 rods.

Parcel Identification No. 33-17-100-017

Parcel 99

Beginning at the East Quarter corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence South 0°24'16" West 700 feet; thence North 89°39'44" West 600 feet; thence South 0°24'16" West 450 feet; thence South 89°35'44" East 300 feet; thence North 0°24'16" East 150 feet; thence South 89°35'44" East 300 feet; thence South 0°24'16" West 320 feet; thence West 1320 feet more or less; thence North 1380 feet more or less; thence East 1320 feet more or less; thence South 0°26'31" West 60 feet to the point of beginning.

Less and excepting therefrom any portion lying within the bounds of 3200 West Street.

Parcel Identification No. 33-17-400-006

Parcel 100

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence East 379.33 feet; thence North 922.4 feet; thence North $56^{\circ}55'59''$ West 388.33 feet more or less; thence South 810.92 feet; thence West 50 feet; thence South 320 feet to the point of beginning.

Parcel Identification No. 33-16-300-016

Parcel 101

Beginning at a point which is East 379.33 feet from the Southwest corner of the Northwest quarter of the Southwest quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 922.40 feet; thence South $56^{\circ}55'59''$ East 714.51 feet; thence South 532.55 feet; thence West 598.78 feet to the point of beginning.

Parcel Identification No. 33-16-300-017

Parcel 116

The Southwest quarter of the Southeast quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel Identification No. 33-17-400-003

Parcel 121

Beginning at a point which is South $89^{\circ}23'58''$ East 991.41 feet and North $00^{\circ}24'47''$ East 651.91 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North $00^{\circ}24'47''$ East 658.94 feet; thence South $89^{\circ}23'58''$ East 330.47 feet; thence South $00^{\circ}24'47''$ West 658.94 feet; thence North $89^{\circ}23'58''$ West 330.61 feet to the point of beginning.

Together with and subject to a right of way described as follows: Beginning at a point which is South $89^{\circ}23'58''$ East 991.41 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North $00^{\circ}24'47''$ East 1310.85 feet; thence South $89^{\circ}23'58''$ East 30.00 feet; thence South $00^{\circ}24'04''$ West 1990.08 feet; thence North $89^{\circ}23'58''$ West 30.00 feet; thence North $00^{\circ}24'47''$ East 679.23 feet to the point of beginning.

Parcel Identification No. 33-16-300-023

Parcel 122

Beginning at The Southwest quarter of the Southeast quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the North 1320 feet more or less; thence East 330 feet more or less; thence South 660 feet more or less; thence East 990 feet more or less; thence South 660 feet more or less to the point of beginning.

Parcel Identification No. 33-16-300-019

Parcel 133

The Southwest quarter of the Southeast quarter of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the following: Beginning at the the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 16, and running thence North 0°33' East 1320.38 feet; thence North 89°43' West 126.69 feet; thence South 0°33' West 1320.56 feet; thence South 89°48' East 126.69 feet to the point of beginning. ALSO, LESS AND EXCEPTING therefrom the following: Beginning North 0°23'39" East 1322.71 feet along the quarter Section line from the the South quarter corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°53'51" East 1206.51 feet; thence South 0°03'20" East 1029.83 feet to the proposed Legacy Highway; thence Northwesterly along a 11,309.16 foot radius curve to the right 1326.23 feet more or less to the quarter Section line (chord bears North 65°59'59" West 1325.47 feet); thence North 0°23'29" East 492.89 feet to the point of beginning.

Parcel Identification No. 33-16-400-014

Parcel 132

Beginning at a point which is South 89°23'58" East 991.41 feet and South 00°24'47" West 6.75 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°24'47" East 658.66 feet; thence South 89°23'58" East 330.61 feet; thence South 00°24'04" West 658.66 feet; thence North 89°23'58" West 330.74 feet to the point of beginning.

Together with and subject to a right of way described as follows: Beginning at a point which is South 89°23'58" East 991.41 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°24'47" East 1310.85 feet; thence South 89°23'58" East 30.00 feet; thence South 00°24'04" West 1990.08 feet; thence North 89°23'58" West 30.00 feet; thence North 00°24'47" East 679.23 feet to the point of beginning.

Parcel Identification No. 33-16-300-024-4001 and 33-16-300-024-4002

Parcel 115

All of the South half of the Southwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel Identification No. 33-17-300-002

Parcel 117

The Southeast Quarter of the Southeast Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel Identification No. 33-17-400-004

Parcel 140

The Northwest Quarter of the Northeast Quarter and the West one-half (1/2) of the Northeast Quarter of the Northeast Quarter of Section 20, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Parcel Identification No. 33-20-200-004

When recorded please mail to
Wasatch Acquisition & Capital, Inc.
Chrissy Lundahl
399 North Main, Suite 200
Logan, UT 84321

9660044
03/13/2006 10:18 AM \$16.00
Book - 9265 Pg - 5959-5960
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
WASATCH PROPERTY MANAGEMENT
399 N MAIN
LOGAN UT 84321
BY: ZJM, DEPUTY - MA 2 P.

SPACE ABOVE LINE FOR COUNTY RECORDER ONLY

SPECIAL WARRANTY DEED

WASATCH SOUTH HILLS CAPITAL, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS against all persons claiming by, through or under it, but not otherwise, to WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company, Grantee of 406 West South Jordan Parkway, Suite 250, South Jordan, Utah, 84095, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Salt Lake County, State of Utah:

See Exhibit "A" attached.

WITNESS, the hand of said Grantor, this 8th day of March, 2006.

WASATCH SOUTH HILLS CAPITAL, LLC
A Utah Limited Liability Company

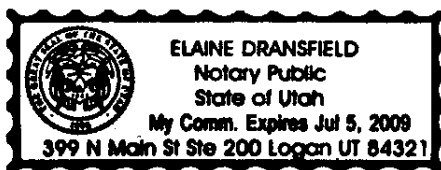
Witness



By 
Dell Loy Hansen, Manager

STATE OF Utah)
 : ss.
County of Cache)

On the 8th day of March, 2006, personally appeared before me Dell Loy Hansen, who, being by me duly sworn, did say that he is the Manager of WASATCH SOUTH HILLS CAPITAL, LLC, and that the said instrument was signed in behalf of said Limited Liability Company by authority of a resolution of the Members or its Operating Agreement, and the aforesaid Manager acknowledged to me that said Limited Liability Company executed the same.




NOTARY PUBLIC

EXHIBIT "A"

PARCEL 118

Beginning at a point being the Southwest corner of Section 16, Township 4 South, Range 1 West, South Lake Base and Meridian, and running thence North 0*24'47" East 1310.84 feet; thence South 89*23'58" East 330.47 feet; thence South 0*24'4" West 1310.84 feet; thence North 89*23'58" West 330.47 feet to the point of beginning.

Tax Parcel No.: 33-16-300-0009

PARCEL 119

Beginning at a point South 89*23'58" East 330.47 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0*24'47" East 1310.84 feet; thence South 89*23'58" East 330.47 feet; thence South 0*24'04" West 1310.47 feet; thence North 89*23'58" West 330.47 feet to the point of beginning.

Tax Parcel No.: 33-16-300-010

PARCEL 38A

All of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the Northeasterly 20.61 acres of land of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8, more particularly described as the Easterly 1150.17 feet and the Northerly 810.11 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8, less and excepting that portion which is East of the West Bank of the Welby Jacob Canal right of way more particularly described as follows: Commencing from the Northeast corner of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 8, thence South 89*24'31" West, along the East-West quarter of the quarter line, 187.92 feet more or less, to a point on the West bank of the Welby Jacob Canal; thence South 27*21'45" East, along said West bank, 403.56 feet, more or less, to a point on the North-South quarter of the quarter line: thence North 00*23'07" East along said line 360.36 feet more or less to the point of commencement. ALSO, LESS AND EXCEPTING therefrom any portion lying within the bounds of the Welby Jacob Canal right of way.

Tax Parcel No.: 33-08-400-024

WHEN RECORDED, MAIL TO:
Grantee
406 West South Jordan Parkway #250
South Jordan, UT 84095

10119059
6/1/2007 12:50:00 PM \$15.00
Book - 9472 Pg - 5050-5051
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 2 P.

Space Above for Recorder's Use

Warranty Deed

JLC INVESTMENTS, L.L.C., a Utah limited liability company, Grantor,
of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS and WARRANTS to
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company, Grantee,
of South Jordan, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 -----DOLLARS, and other
good and valuable considerations the following described tract of land in Salt Lake, State of Utah, to-wit:

BEGINNING at a point 53.334 rods North along the section line from the West Quarter Corner of Section 17,
Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North along the section line
106.666 rods, more or less, to the Northwest corner of said section; thence East 80 rods to the Northeast corner of
the Northwest Quarter of the Northwest Quarter; thence South 80 rods to the Southeast corner of said Quarter-
Quarter; thence East 80 rods to the North-South center section line; thence South 26.666 rods; thence West 160.00
rods to the point of beginning.

LESS AND EXCEPTING therefrom the following tract of land:

BEGINNING at a point which is North 947.326 feet along the Section line and East 1303.457 feet from the West
Quarter corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence East
1303.457 feet to a point on the centerline of said Section 17; thence North 00°45'38" East 408.227 feet along said
centerline to the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 17; thence
South 89°59'09" West 1306.148 feet along said sixteenth line to the Southeast corner of the Northwest Quarter of
said Section 17; thence South 00°22'41" West 407.877 feet to the point of beginning.

The parcel first described above also being described by that ALTA/ACSM Land Title Survey prepared by
Peterson Engineering dated April 15, 1997, job No. C9704317, and by MESNE Instruments of record as follows:

BEGINNING at a point which is North 947.326 feet along the Section Line from the West Quarter corner of
Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian, thence East 1303.457 feet; thence
North 00°22'41" East 1752.410 feet to the Northeast corner of the Northwest Quarter of the Northwest Quarter of
said Section 17; thence North 89°40'05" West 1315.043 feet along the North line of said Section 17 to the
Northwest corner of said Section 17; thence South 1759.998 feet along the West line of said Section 17 to the
point of beginning.

TOGETHER WITH a right of way over the West 50 feet of the Northwest Quarter of the Southwest Quarter and
the West half of the Northwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake Base and
Meridian.

ALSO TOGETHER WITH a right of way over the East 50 feet of the Southeast Quarter of the Northwest Quarter
and the Northeast Quarter of the Southwest Quarter of Section 17, Township 4 South, Range 1 West, Salt Lake
Base and Meridian.

ALSO TOGETHER WITH a right of way being 25 feet on each side of the following described centerline:

BEGINNING at a point 53.334 rods North of the West Quarter corner of Section 17, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running East 160 rods.

Parcel Identification No. 33-17-100-019.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

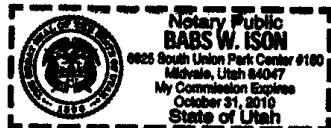
WITNESS the hand of said grantor, this 31 day of May, 2007.

JLC INVESTMENTS, L.L.C., a Utah Limited
Liability Company

BY: John R. Gunther
John R. Gunther, Manager

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 31 day of May, 2007, personally appeared before me John R. Gunther who being duly sworn did say that he/she is the Managing Member of JLC INVESTMENTS, L.L.C., a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said John R. Gunther acknowledged to me that he/she, as such Managing Member, executed the same in the name of the limited liability company.



Babs W. Ison
Notary Public

My Commission Expires:
ITS-22715-53-80

Residing at: Midvale, Utah

10397500

10397500
4/10/2008 3:31:00 PM \$12.00
Book - 9593 Pg - 3090-3091
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 2 P.

WHEN RECORDED, MAIL TO:
Grantee
1099 West South Jordan Parkway
South Jordan, UT 84095

Space Above for Recorder's Use

**Special
Warranty Deed**

SOUTH HILLS DEVELOPMENT, LLC, a Utah limited liability company GRANTOR,
hereby Conveys and Warrants against all persons claiming by, through or under it, but not otherwise to
WASATCH SOUTH HILLS DEVELOPMENT CO., LLC, a Utah limited liability company GRANTEE,
of South Jordan, County of Salt Lake, State of Utah
for the sum of TEN AND NO/100 DOLLARS and other good and valuable considerations. DOLLARS,
The following described tract of land in Salt Lake County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification No. 33-16-300-019

Subject to current general taxes, easements, restrictions, rights of way and reservations of record.

Dated this 1st day of April, 2008.

SOUTH HILLS DEVELOPMENT, LLC, a Utah limited liability company
By: SOUTH HILLS ONE, LLC, a Utah limited liability company, its manager

Dave Millheim
By: Dave Millheim, Manager

[Signature]

STATE OF UTAH
ss.
COUNTY OF SALT LAKE

On the 7th day of April, 2008 personally appeared before me Dave Millheim, who being duly sworn did say, that he is the manager of SOUTH HILLS ONE, LLC, a Utah limited liability company which company is the Manager of SOUTH HILLS DEVELOPMENT, LLC, a Utah limited liability company, and said instrument was signed in behalf of said limited liability company by authority and said Dave Millheim acknowledged to me that he, as such managers, executed the same in the name of the limited liability company

Kandus L. Meibos

Notary Public
Residing at: Salt Lake County

My Commission Expires: 3/29/2009

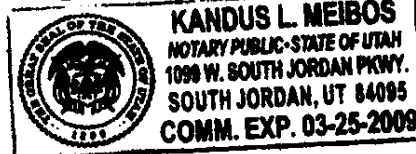


EXHIBIT "A"

BEGINNING at the South quarter corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 1320 feet more or less; thence North 1320 feet more or less; thence East 330 feet more or less; thence South 660 feet more or less; thence East 990 feet more or less; thence South 660 feet more or less to beginning.

Parcel Identification No. 33-16-300-019.

13665215
5/17/2021 12:49:00 PM \$40.00
Book - 11175 Pg - 5156-5158
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Wasatch South Hills Development Co., LLC, a Utah limited liability company
595 S Riverwoods Pkwy, Ste 400
Logan, UT 84321



File No.: 141808-CAB

WARRANTY DEED

Staker & Parson Companies, a Utah corporation

GRANTOR(S) of Ogden, State of Utah, hereby Conveys and Warrants to

Wasatch South Hills Development Co., LLC, a Utah limited liability company

GRANTEE(S) of Logan, 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 **Salt Lake County**, State of Utah:


SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-16-300-033 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 5th day of May, 2021.

Staker & Parson Companies, a Utah corporation

BY: 
Travis Canfield
Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of May, 2021, before me, personally appeared Travis Canfield, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same as Vice President on behalf of Staker & Parson Companies, a Utah corporation.


Notary Public

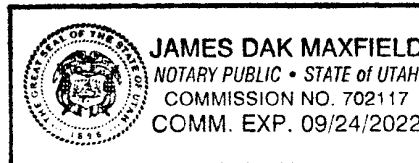


EXHIBIT A
Legal Description

Beginning at a point South 89°23'58" East 660.94 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base & Meridian and running Thence North 0°24'47" East 1310.84 feet; Thence South 89°23'58" East 330.47 feet; Thence South 0°24'47" West 1310.84 feet; Thence North 89°23'58" West 330.47 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land conveyed to the Utah Department of Transportation, as disclosed by that certain Warranty Deed recorded July 15, 2010 as Entry No. 10991089 in Book 9841 at Page 243 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the SW¼SW¼ of Section 16, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 991.40 ft. (991.41 ft. record) S. 89°23'58" E. along the section line and 1,315.45 ft. N. 0°24'49" E. (1,310.84 ft. N. 0°24'4" E. record) from the Southwest Corner of said Section 16; and running thence S. 0°24'49" W. (S. 0°24'4" W. record) 17.18 ft. along the easterly boundary line to a point 231.13 ft. perpendicularly distant southwesterly from the Mountain View Corridor Right of Way Control Line, of said project, opposite approximate Engineer Station 880+41.79; thence N. 41°53'59" W. 23.21 ft. to a point in the northerly boundary of said entire tract at a point 225.10 ft. perpendicularly distant southwesterly from said control line opposite approximate Engineer Station 880+64.21; thence S. 89°38'59" E. (S. 89°23'58" E. record) 15.63 ft. along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 0°15'29" clockwise to match the above said Right of Way Control Line.)