



WHEN RECORDED MAIL TO:
AF10, LLC
520 S. 850 E. #A100
Lehi, UT 84043
File Number: 1828950LW

WARRANTY DEED

Dixie Fenn Jones, as Trustee of the Dixie Fenn Family Inter Vivos Recovable Trust Agreement dated March 1, 1994 GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to
AF10, LLC, a Utah limited liability company GRANTEE
the following tract of land in Utah, County, State of UTAH, to-wit

See Exhibit "A"

TAX ID NUMBER FOR PROPERTY: 45-221-0002 and 45-221-0004

*** Note: No water rights are being transfered/conveyed with this Warranty Deed.

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2019 and thereafter.

WITNESS the hand of Grantor, this 9th day of May, 2019.

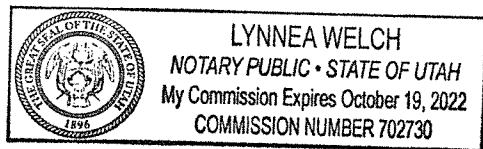
Dixie Fenn Family Inter Vivos Recovable Trust Agreement dated March 1, 1994

Dixie Fenn Jones Trustee
By Dixie Fenn Jones
Its Trustee

STATE OF: Utah

COUNTY OF: Utah

On this 9th day of May, 2019, personally before me appeared Dixie Fenn Jones, who proven on the basis of satisfactory evidence is the trustee(s) of The Dixie Fenn Family Inter Vivos Recovable Trust Agreement dated March 1, 1994, and that said document was signed by him/her on behalf of said trust by authority of the trust governing documents, and acknowledged to me that said trust executed the same.



Lynnea Welch

Notary Public
Residing In:
Commission Expires:

EXHIBIT A

File No.: 1828950LW

LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 550.09 FEET AND WEST 2162.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27);

THENCE S00°07'40"E 414.48 FEET; THENCE S89°52'02"W 150.85 FEET; THENCE S26°45'40"W 47.24 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°29'03" AND A LONG CHORD BEARS S00°01'09"W 13.50 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 63.19 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°28'15" AND A LONG CHORD BEARS S02°00'45"W 60.58 FEET); THENCE S00°00'58"E 123.78 FEET; THENCE N89°31'53"W 601.01 FEET; THENCE N00°58'19"E 498.80 FEET; THENCE S89°19'23"E 250.00 FEET; THENCE N00°58'19"E 160.57 FEET; THENCE S89°01'53"E 50.71 FEET; THENCE ALONG THE ARC OF A 1076.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.48 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°29'12" AND A LONG CHORD BEARS N89°13'32"E 65.47 FEET); THENCE N87°28'56"E 364.86 FEET; THENCE S55°17'33"E 39.47 FEET TO THE POINT OF BEGINNING.

BEING PART OF LOT 1 AND LOT 2, PLAT A, LLOYD/CHADWICK SUBDIVISION

The following is for informational purposes only:

Tax ID No. 45-221-0002

Tax ID No. 45-221-0004