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12/1/2020 4:18:00 PM \$40.00  
Book - 11071 Pg - 8610-8613  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE DRAPER/OREM  
BY: eCASH, DEPUTY - EF 4 P.

RECORDED AT THE REQUEST OF: 4 Independence, LLC c/o Nathan D. Shipp 1099 West South Jordan Parkway South Jordan, Utah 84095  TAX I.D.: 33-14-303-002 / 33-14-303-003	Space above for County Recorder's use
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File: 2051814MT

**SPECIAL WARRANTY DEED**

MT. JORDAN LIMITED PARTNERSHIP, a Utah limited partnership (also known as Mt. Jordan Limited, a Utah limited partnership) (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to 4 INDEPENDENCE, LLC, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

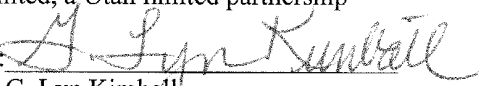
See attached Exhibit “A”,

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same (but expressly excluding any shares of water stock held by Grantor in the Draper Irrigation Company), and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 30<sup>th</sup> day of November 2020.

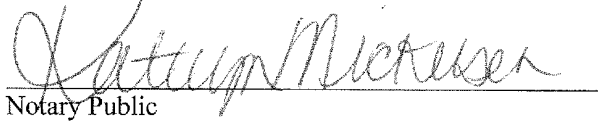
**GRANTOR:**

MT. JORDAN LIMITED PARTNERSHIP, a  
Utah limited partnership, a.k.a. Mt. Jordan  
Limited, a Utah limited partnership

By:   
G. Lyn Kimball  
Managing General Partner

STATE OF UTAH )  
 )ss:  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of November, 2020, by G. Lyn Kimball, as managing general partner of Mt. Jordan Limited Partnership, a Utah limited partnership, also known as Mt. Jordan Limited, a Utah limited partnership, on behalf of said limited partnership.

  
\_\_\_\_\_  
Notary Public



1549444

EXHIBIT "A"

PROPERTY DESCRIPTION

**HERITAGE 76 PLAT A & B ADDITIONAL AREA**

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:  
Beginning at a point located S89°32'53"W along the section line 1365.29 feet and South 3679.05 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence southwesterly along the arc of a 310.00 foot radius non-tangent curve to the left (radius bears: S19°16'29"E) 294.10 feet through a central angle of 54°21'23" (chord: S43°32'50"W 283.19 feet); thence N7°43'17"W 186.46 feet; thence N82°16'43"E 53.00 feet; thence southeasterly along the arc of a 10.00 foot radius non-tangent curve to the left (radius bears: 82°16'43"E) 15.75 feet through a central angle of 90°15'44" (chord: S52°51'09"E 14.17 feet); thence N82°00'59"E 157.87 feet to the point of beginning.

**HERITAGE 76 PLAT C**

A portion of the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Salt Lake County, Utah, more particularly described as follows:

Beginning at a point located S89°32'53"W along the section line 669.93 feet and South 3402.85 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14, T4S, R1W, SLB&M); thence S13°50'15"W 15.46 feet; thence along the arc of a 15.00 foot radius curve to the right 3.38 feet through a central angle of 12°55'47" (chord: S20°18'08"W 3.38 feet); thence along the arc of a 141.00 foot radius curve to the right 95.20 feet through a central angle of 38°41'13" (chord: S46°06'38"W 93.41 feet); thence S65°27'14"W 292.22 feet; thence along the arc of a 650.00 foot radius curve to the right 187.89 feet through a central angle of 16°33'45" (chord: S73°44'07"W 187.24 feet); thence S82°00'59"W 337.21 feet; thence along the arc of a 10.00 foot radius curve to the right 15.75 feet through a central angle of 90°15'44" (chord: N52°51'09"W 14.17 feet); thence S82°16'43"W 43.00 feet; thence N7°43'17"W 10.02 feet; thence along the arc of a 136.00 foot radius curve to the left 84.61 feet through a central angle of 35°38'44" (chord: N25°32'39"W 83.25 feet); thence N43°22'01"W 12.81 feet; thence S46°37'59"W 4.00 feet; thence southwesterly along the arc of a 21.00 foot radius non-tangent curve to the left (radius bears: S46°37'59"W) 32.99 feet through a central angle of 90°00'00" (chord: N88°22'01"W 29.70 feet); thence S46°37'59"W 89.01 feet; thence along the arc of a 332.00 foot radius curve to the right 48.96 feet through a central angle of 8°26'55" (chord: S50°51'27"W 48.91 feet); thence N34°55'06"W 32.00 feet; thence northeasterly along the arc of a 300.00 foot radius non-tangent curve to the left (radius bears: N34°55'06"W) 44.24 feet through a central angle of 8°26'55" (chord: N50°51'27"E 44.20 feet); thence N46°37'59"E 189.32 feet; thence along the arc of a 264.00 foot radius curve to the right 166.29 feet through a central angle of 36°05'25" (chord: N64°40'42"E 163.56 feet); thence N82°43'24"E 126.72 feet; thence along the arc of a 190.00 foot radius curve to the right 14.00 feet through a central angle of 4°13'16" (chord: N84°50'03"E 13.99 feet); thence N86°56'41"E 66.93 feet; thence N3°03'19"W 123.91 feet to a point 33 feet south from the centerline of the East Jordan Canal;

thence along a line running parallel to and 33 feet south of said canal centerline the following three (3) courses: northeasterly along the arc of a 197.00 foot radius non-tangent curve to the right (radius bears: S10°12'25"E) 12.34 feet through a central angle of 3°35'21" (chord: N81°35'16"E 12.34 feet); thence N83°22'56"E 47.56 feet; thence along the arc of a 145.00 foot radius curve to the left 90.16 feet through a central angle of 35°37'30" (chord: N65°34'11"E 88.71 feet) to the southerly line of Harmon Day Drive; thence along said line the following four (4) courses: S63°23'35"E 213.41 feet; thence southeasterly along the arc of a 450.00 foot radius non-tangent curve to the left (radius bears: N23°32'20"E) 160.34 feet through a central angle of 20°24'52" (chord: S76°40'06"E 159.49 feet); thence S86°52'33"E 51.41 feet; thence along the arc of a 260.00 foot radius curve to the right 48.62 feet through a central angle of 10°42'48" (chord: S81°31'09"E 48.54 feet) to the point of beginning.

#### **BANNER HILL PLAT "A"**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°32'53"W ALONG THE SECTION LINE 1255.51 FEET AND SOUTH 3299.89 FEET FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S89°46'54"W BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 14, T4S, R1W, SLB&M); THENCE S3°03'19"E 123.91 FEET; THENCE S86°56'41"W 66.93 FEET; THENCE ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT 14.00 FEET THROUGH A CENTRAL ANGLE OF 4°13'16" (CHORD: S84°50'03"W 13.99 FEET); THENCE S82°43'24"W 126.72 FEET; THENCE ALONG THE ARC OF A 264.00 FOOT RADIUS CURVE TO THE LEFT 166.29 FEET THROUGH A CENTRAL ANGLE OF 36°05'25" (CHORD: S64°40'42"W 163.56 FEET); THENCE S46°37'59"W 189.32 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT 44.24 FEET THROUGH A CENTRAL ANGLE OF 8°26'55" (CHORD: S50°51'27"W 44.20 FEET); THENCE N34°55'06"W 132.47 FEET TO A POINT 33 FEET SOUTHEASTERLY FROM THE CENTERLINE OF THE EAST JORDAN CANAL; THENCE ALONG A LINE RUNNING PARALLEL TO AND 33 FEET SOUTHEASTERLY OF SAID CANAL CENTERLINE THE FOLLOWING SEVEN (7) COURSES: N57°17'41"E 72.47 FEET; THENCE N43°36'10"E 146.67 FEET; THENCE N46°53'33"E 68.18 FEET; THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 147.87 FEET THROUGH A CENTRAL ANGLE OF 43°00'28" (CHORD: N68°23'47"E 144.43 FEET); THENCE N89°54'01"E 106.28 FEET; THENCE ALONG THE ARC OF A 553.00 FOOT RADIUS CURVE TO THE LEFT 132.19 FEET THROUGH A CENTRAL ANGLE OF 13°41'46" (CHORD: N83°03'08"E 131.88 FEET); THENCE ALONG THE ARC OF A 197.00 FOOT RADIUS CURVE TO THE RIGHT 12.34 FEET THROUGH A CENTRAL ANGLE OF 3°35'21" (CHORD: N77°59'55"E 12.34 FEET) TO THE POINT OF BEGINNING.

<p>RECORDED AT THE REQUEST OF:  4 Independence, LLC  c/o Nathan D. Shipp  1099 West South Jordan Parkway  South Jordan, Utah 84095</p> <p>Tax ID: 33-14-303-007  33-15-400-013  33-15-400-007  33-14-301-002</p>	<p>13640503  4/22/2021 3:43:00 PM \$40.00  Book - 11161 Pg - 9648-9650  RASHELLE HOBBS  Recorder, Salt Lake County, UT  OLD REPUBLIC TITLE DRAPER/OREM  BY: eCASH, DEPUTY - EF 3 P.</p> <p>Space above for County Recorder's use</p>
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**SPECIAL WARRANTY DEED**

MT. JORDAN LIMITED PARTNERSHIP, a Utah limited partnership (also known as Mt. Jordan Limited, a Utah limited partnership) (“Grantor”), hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to 4 INDEPENDENCE, LLC, a Utah limited liability company (“Grantee”), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the “Property”), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

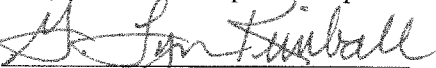
See attached Exhibit “A”,

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same (but expressly excluding any shares of water stock held by Grantor in the Draper Irrigation Company), and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 19<sup>th</sup> day of April, 2021.

**GRANTOR:**

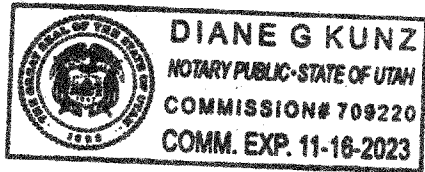
MT. JORDAN LIMITED PARTNERSHIP, a Utah limited partnership, a.k.a. Mt. Jordan Limited, a Utah limited partnership

By: 

G. Lyn Kimball  
Managing General Partner

STATE OF UTAH )  
 )ss:  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2021, by G. Lyn Kimball, as managing general partner of Mt. Jordan Limited Partnership, a Utah limited partnership, also known as Mt. Jordan Limited, a Utah limited partnership, on behalf of said limited partnership.



  
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Notary Public

## EXHIBIT "A"

### PROPERTY DESCRIPTION

#### **BANNER HILL REMAINDER AREA**

A portion of the Southeast Quarter of Section 15 and the Southwest Quarter of Section 14, Township 4 South, Range 1 West, Salt Lake Base & Meridian, located in Salt Lake County, Utah, and being more particularly described as follows:

Beginning at the northwest corner of that real property described at Entry No. 13479978 in the official records of Salt Lake County, said point being located S89°32'53"W along the section line 1850.98 feet and South 3559.03 feet from the North Quarter Corner of Section 14, Township 4 South, Range 1 West, Salt Lake Base and Meridian (basis of bearing: S89°46'54"W between the Northeast Corner and the North Quarter Corner of Section 14); thence along the west line of said real property the following ten (10) courses: S34°55'06"E 164.47 feet; thence along the arc of a 332.00 foot radius non-tangent curve to the left (radius bears: N34°55'06"W) 48.96 feet through a central angle of 8°26'55" (chord: N50°51'27"E 48.91 feet); thence N46°37'59"E 89.01 feet; thence along the arc of a 21.00 foot radius curve to the right 32.99 feet through a central angle of 90°00'00" (chord: S88°22'01"E 29.70 feet); thence N46°37'59"E 4.00 feet; thence S43°22'01"E 12.81 feet; thence along the arc of a 136.00 foot radius curve to the right 84.61 feet through a central angle of 35°38'44" (chord: S25°32'39"E 83.25 feet); thence S7°43'17"E 10.02 feet; thence S82°16'43"W 10.00 feet; thence S7°43'17"E 186.46 feet to a point on the west line of that real property described at Entry No. 13133862 in the official records of Salt Lake County; thence along said line and the arc of a 310.00 foot radius non-tangent curve to the left (radius bears: S73°37'52"E) 115.25 feet through a central angle of 21°18'06" (chord: S5°43'06"W 114.59 feet) to the south line of the grantor parcel; thence S82°00'59"W 29.77 feet; thence N85°59'01"W 945.64 feet to a point on that real property described at Entry No. 7105086 in the official records of Salt Lake County; thence along said property the following two (2) courses: S0°02'32"E 89.99 feet; thence S89°42'01"W 636.67 feet to a point 33.00 feet easterly of the centerline of the East Jordan Canal; thence following a line 33.00 feet to the right of and parallel to said canal centerline the following twenty two (22) courses: northeasterly along the arc of a 167.00 foot radius non-tangent curve to the right (radius bears: S55°32'56"E) 20.31 feet through a central angle of 6°58'09" (chord: N37°56'08"E 20.30 feet); thence N41°25'12"E 41.55 feet; thence along the arc of a 233.00 foot radius curve to the left 168.22 feet through a central angle of 41°21'56" (chord: N20°44'15"E 164.59 feet); thence along the arc of a 1733.00 foot radius curve to the left 354.64 feet through a central angle of 11°43'30" (chord: N5°48'28"W 354.02 feet); thence along the arc of a 367.00 foot radius curve to the right 139.93 feet through a central angle of 21°50'44" (chord: N0°44'51"W 139.08 feet); thence along the arc of a 27.00 foot radius curve to the right 13.63 feet through a central angle of 28°55'22" (chord: N24°38'12"E 13.49 feet); thence along the arc of a 52.00 foot radius curve to the right 45.08 feet through a central angle of 49°39'59" (chord: N63°55'52"E 43.68 feet); thence along the arc of a 297.00 foot radius curve to the right 95.04 feet through a central angle of 18°20'05" (chord: S82°04'05"E 94.64 feet); thence S72°54'03"E 131.00 feet; thence S68°29'56"E 90.56 feet; thence S74°56'13"E 204.50 feet; thence S76°15'58"E 130.18 feet; thence along the arc of a 117.00 foot radius curve to the right 77.91 feet through a central angle of 38°09'03" (chord: S57°11'26"E 76.47 feet); thence S38°06'55"E 20.60 feet; thence S43°17'07"E 90.23 feet; thence S53°21'04"E 41.88 feet; thence along the arc of a 208.00 foot radius curve to the left 114.74 feet through a central angle of 31°36'25" (chord: S69°09'16"E 113.29 feet); thence S84°57'29"E 22.15 feet; thence along the arc of a 318.00 foot radius curve to the left 147.89 feet through a central angle of 26°38'45" (chord: N81°43'09"E 146.56 feet); thence N68°23'46"E 52.64 feet; thence N59°54'42"E 83.77 feet; thence N57°17'41"E 36.60 feet to the point of beginning.

Contains: ±16.66 Acres