

Special Warranty Deed

**WHEN RECORDED, MAIL THIS DEED TO:
AND MAIL TAX NOTICES TO:**

Ridgeview Town Investment, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

Tax Parcel Identification Numbers: A portion of 12:004:0021 & 12:004:0022

CT-134836-CAF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Administrative Services ("Grantor"), whose address is 4315 S. 2700 W. 3rd Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto RIDGEVIEW TOWN INVESTMENT, L.C., a Utah limited liability company ("Grantee"), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit "A" attached hereto and by this reference made a part hereof (the "Real Property")]

together with Grantor's interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]

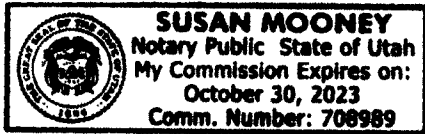
WITNESS, the hand of said Grantor, this 2 day of November, 2020.

STATE OF UTAH, DIVISION OF FACILITIES
CONSTRUCTION AND MANAGEMENT, a
division of the Department of Administrative
Services

By: *James R. Russell*
Name: James R. Russell
Title: Director

STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake)

On the 2nd day of November, 2020, personally appeared before me James R. Russell, who is the Director of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services who executed the forgoing instrument on behalf of said division.



Susan Mooney
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires: 10/30/2023

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point at the intersection of the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office and the westerly right of way line of SR-129 as established by a UDOT Project, Pin No. 16779, said point being N00°06'11"W 561.29 feet along the section line and S89°53'49"W 58.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line N71°56'46"W 839.16 feet; thence N18°03'13"E 121.53 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 67.00 feet (radius bears: N25°36'30"W) a distance of 57.18 feet through a central angle of 48°53'44" Chord: N39°56'38"E 55.46 feet; to a point of compound curvature; thence along the arc of a curve to the left with a radius of 4,020.00 feet a distance of 341.00 feet through a central angle of 04°51'37" Chord: N13°03'57"E 340.90 feet; to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 28.00 feet a distance of 40.74 feet through a central angle of 83°21'49" Chord: N52°19'03"E 37.24 feet; to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 2,025.00 feet a distance of 118.86 feet through a central angle of 03°21'47" Chord: S87°40'56"E 118.85 feet; thence S86°54'17"E 150.44 feet; thence S87°08'15"E 120.18 feet; thence East 176.06 feet; thence South 9.00 feet; thence West 176.03 feet; thence N87°07'08"W 130.77 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: S03°05'34"W) a distance of 30.87 feet through a central angle of 93°05'34" Chord: S46°32'47"W 27.59 feet; thence South 268.42 feet; thence East 368.81 feet to said westerly right of way line of SR-129; thence along said westerly right of way line the following two (2) courses: (1) S01°20'10"E 358.33 feet; thence (2) S01°20'22"E 106.02 feet to the point of beginning.

Contains: 8.00 acres+/-

Special Warranty Deed

ENT47631:2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Mar 12 01:19 PM FEE 0.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL THIS DEED TO:

AND MAIL TAX NOTICES TO:

Ridgeview Town Investment, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: President

CT-141103-CAP

Tax Parcel Identification Numbers: A portion of 12:004:0036

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SPECIAL WARRANTY DEED

The STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a Division of the Utah Department of Administrative Services (“Grantor”), whose address is 4315 S. 2700 W. 3rd Floor, Taylorsville, Utah 84129, does hereby CONVEY AND WARRANT against all claiming by, through or under Grantor, unto RIDGEVIEW TOWN INVESTMENT, L.C., a Utah limited liability company (“Grantee”), whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, the following described premises in Utah County, State of Utah, to-wit:

[See Exhibit “A” attached hereto and by this reference made a part hereof (the “Real Property”)]


together with Grantor’s interest in all rights, privileges, interests, licenses, easements, tenements, hereditaments and appurtenances pertaining thereto, and all right, title and interest of the Grantor in and to (a) all improvements located thereon, and (b) all streets, alleys, easements and rights-of-way in, on or across the Real Property.

Subject to all matters of record as of the date hereof.

[Signature on following page]


WITNESS, the hand of said Grantor, this 11 day of March, 2021.

STATE OF UTAH, DIVISION OF FACILITIES
CONSTRUCTION AND MANAGEMENT, a
division of the Department of Administrative
Services

By: 
Name: Lee Fairbourn
Title: Real Estate Manager

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

On the 11 day of March, 2021, personally appeared before me Lee Fairbourn, who is the Real Estate Manager of the STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services who executed the forgoing instrument on behalf of said division.


NOTARY PUBLIC
Residing at: DRAPER, UT

My Commission Expires: 7/25/23



EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

BOUNDARY DESCRIPTION

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the easterly boundary line of that certain Special Warranty Deed recorded November 2, 2020 at Entry No. 174129-2020 in the office of the Utah County Recorder, said point located N00°06'11"W 1,105.71 along the Section line and S89°53'49"W 436.96 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said easterly boundary line North 107.11 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 19.00 feet (radius bears: East) a distance of 16.98 feet through a central angle of 51°11'43" Chord: S25°35'51"E 16.42 feet to a point of reverse curvature; thence along the arc of a curve to the right having a radius of 56.00 feet a distance of 25.76 feet through a central angle of 26°21'05" Chord: S38°01'11"E 25.53 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: N08°05'27"E) a distance of 6.90 feet through a central angle of 14°07'05" Chord: S88°58'05"E 6.88 feet; thence N84°27'15"E 5.28 feet; thence S05°03'52"E 28.00 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: S05°03'52"E) a distance of 10.26 feet through a central angle of 20°59'13" Chord: S74°26'32"W 10.20 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 56.00 feet (radius bears: N83°06'59"W) a distance of 49.85 feet through a central angle of 50°59'59" Chord: S32°23'00"W 48.22 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 23.00 feet a distance of 2.16 feet through a central angle of 05°22'43" Chord: S55°11'38"W 2.16 feet to the point of beginning.

Contains: 2,215 square feet or 0.05 acres+/-