

When Recorded mail to:
Brighton Development Utah, LLC
45 East Center Street, Suite 103
North Salt Lake, UT 84054
File No. BT-18440

Space above this line for recording data.

SPECIAL WARRANTY DEED

Utah Real Estate Ventures, LLC, a Utah limited liability company GRANTOR(S)
of Draper, County of Salt Lake, State of Utah

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Brighton Development Utah, LLC, a Utah limited liability company GRANTEE(S)
of North Salt Lake, County of Salt Lake, State of Utah

FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY, STATE OF UTAH, to-wit:

See Attached Exhibit "A"

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2021 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 21 day of December, 2020.

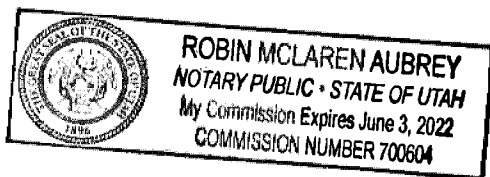
Utah Real Estate Ventures, LLC, a Utah limited liability company

By Jason Harris

:ss

STATE OF Utah
COUNTY OF Salt Lake)

On the 21 day of December, 2020, personally appeared before me Jason Harris who being by me duly sworn did say for himself that the said Jason Harris is the Assistant Secretary of Utah Real Estate Ventures, LLC, a Utah limited liability company, and said Jason Harris signed on behalf of said Limited Liability Company by authority of a resolution of the management.



Robin McLaren Aubrey
NOTARY PUBLIC

Exhibit "A"

Property Description

The land referred to is located in Utah County, State of Utah, and is described as follows:

Commencing at the South quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°51'28" East 544.02 feet; thence South 89°08'32" East 138.96 feet; thence South 00°51'28" West 25.26 feet; thence East 295.03 feet; thence North 88°21'59" East 53.05 feet; thence South 89°08'32" East 85.00 feet; thence East 34.71 feet; thence North 00°25'44" East 42.80 feet; thence South 89°34'16" East 34.42 feet; thence South 239.98 feet; thence South 54°38'15" West 0.01 feet; thence South 120.22 feet; thence West 16.89 feet; thence South 198.48 feet; thence South 89°56.06" West 632.29 feet to the place of beginning.

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Commencing North 00°51'28" East 544.02 feet from the South quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°51'28" East 938.77 feet; thence East 759.49 feet; thence South 85.97 feet; thence West 159.03 feet; thence South 328.00 feet; thence East 47.61 feet; thence South 86.02 feet; thence West 21.09 feet; thence South 423.22 feet; thence North 89°34'16" West 34.39 feet; thence South 00°25'44" West 42.80 feet; thence West 34.71 feet; thence North 89°08'32" West 85.00 feet; thence South 88°21'59" West 53.05 feet; thence West 295.03 feet; thence North 00°51'28" East 25.26 feet; thence North 89°08'32" West 138.96 feet to the place of beginning.

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