

Mail Tax notice to:  
Grantee  
520 S. 850 E.  
Suite 1A  
Lehi UT 84043

MNT File No.: 82768

Tax ID No.: 13-068-0013, 13-068-0014, 13-069-0014  
13-069-0013, 13-068-011, 13-068-0012 and 13-069-0006

### **SPECIAL WARRANTY DEED**

Left Turn, LLC, a Utah limited liability company; M & J Leisure, L.C., a Utah limited liability company, and C Allen, LLC, a Utah limited liability company;

**GRANTOR** of **Lehi**, State of Utah, hereby CONVEYS and WARRANTS against any and all claiming by through or under them./him/her/it only to:

Left Turn, LLC, a Utah Limited Liability Company

**GRANTEE** of, for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract(s) of land in Utah County, State of Utah:

**SEE "EXHIBIT A" FOR LEGAL DESCRIPTION**

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

WITNESS, the hand(s) of said Grantor, this \_\_\_\_\_

**C Allen, LLC, a Utah Limited liability company as to an undivided 5%**

\_\_\_\_\_  
By: Chad Allen, manager

State of Utah


County of \_\_\_\_\_)ss:

On this date, \_\_\_\_\_, personally appeared before me Chad Allen, who being by me duly sworn did say that he is the manager of C Allen LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Chad Allen acknowledged to me that said limited liability company executed same.

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

WITNESS, the hand(s) of said Grantor, this \_\_\_\_\_

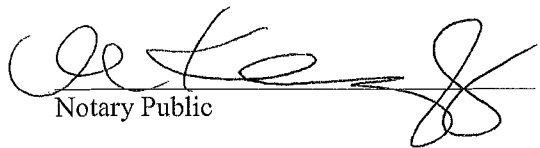
**M & J Leisure, L.C, a Utah Limited liability company as to an undivided 20%**

  
\_\_\_\_\_  
By: Chad Henderson, Authorized Signatory

State of Utah

County of Salt Lake)ss:

On this date, 2-4-21, personally appeared before me Chad Henderson, who being by me duly sworn did say that he is an authorized signatory of M & J Leisure, L.C, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Chad Allen acknowledged to me that said limited liability company executed same.

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



WITNESS, the hand(s) of said Grantor, this <sup>CJA</sup> ~~24th~~ 24th day of Feb 2021

C Allen, LLC, a Utah Limited liability company as to an undivided 5%

[Signature]

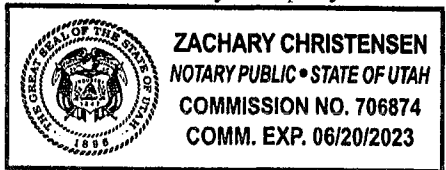
By: Chad Allen, manager

State of Utah

County of Davis )ss:

On this date, 4 February 2021, personally appeared before me Chad Allen, who being by me duly sworn did say that he is the manager of C Allen LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Chad Allen acknowledged to me that said limited liability company executed same.

[Signature]  
Notary Public



WITNESS, the hand(s) of said Grantor, this \_\_\_\_\_

M & J Leisure, L.C, a Utah Limited liability company as to an undivided 20%

By: Chad Henderson, Authorized Signatory

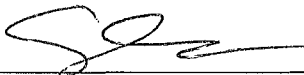
State of Utah

County of \_\_\_\_\_)ss:

On this date, \_\_\_\_\_, personally appeared before me Chad Henderson, who being by me duly sworn did say that he is an authorized signatory of M & J Leisure, L.C, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Chad Allen acknowledged to me that said limited liability company executed same.

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

Left Turn LLC, a Utah Limited liability company as to an undivided 75%

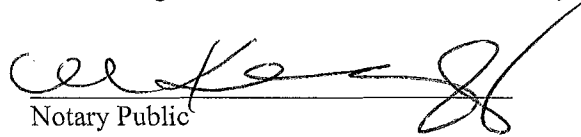
  
By: Scott Smithson, Manager

  
By: Darwin Fielding, Manager

State of Utah

County of Salt Lake)ss:

On this date, 2/4/2021 , personally appeared before me Scott Smithson and Darwin Fielding, who being by me duly sworn did say that they are the Managers of Left Turn, LLC, a Utah Limited Liability Company, the limited liability company that executed the above and foregoing instrument and that said instrument was signed on behalf of said company by authority of its Articles or Organization and/or Operating Agreement and said Scott Smithson and Darwin Fielding acknowledged to me that said limited liability company executed same.

  
Notary Public



**"EXHIBIT A"**

## PARCEL 2A:

Commencing South 2883.321 Feet and East 438.51 feet from the North quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 01°33'05" West 641.17 feet; thence North 61°30'00" West 1373.22 feet; thence North 18°30'00" West 556.1 feet; thence North 00°26'57" East 631.76 feet; thence South 89°26'39" East 713.14 feet; thence South 01°33'05" West 1160 feet; thence South 89° 26'39" East 714 feet to the beginning.

ALSO: Commencing North 89°52'26" East 421.16 feet and South 3525.18 feet from the North quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 01°33'05" West 456.73 feet; thence West 206.11 feet; thence North 67°19'16" West 1272.14 feet; thence North 00°26'57" East 1148.7 feet; thence South 18°30'00" East 556.1 feet; thence South 61°30'00" East 1373.22 feet to the beginning.

## PARCEL 2B:

Commencing North 89°52'26" East 469.92 feet and South 1724.78 feet from the North quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 01°33'05" West 1160 feet; thence North 89°26'39" West 714 feet; thence North 01°33'05" East 1160 feet; thence South 89°26'39" East 714 feet to the beginning.

## PARCEL 2C:

Commencing South 211.19 feet and West 286.14 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence West 272.06 feet; thence North 87°19'20" West 126.77 feet; thence North 01°08'56" East 75 feet; thence North 88°29'47" West 37.87 feet; thence North 01°16'39" East 36.25 feet; thence South 89°37'42" East 156.5 feet; thence North 01°02'47" East 94.08 feet; thence East 92.17 feet; thence North 210 feet; thence West 60 feet; thence South 209.99 feet; thence West 32.17 feet; thence North 01°02'47" East 636.94 feet; thence South 89°01'56" East 278.69 feet; thence South 00°58'07" West 843.44 feet to the beginning.

## PARCEL 2D

Commencing South 94.52 feet and West 242.99 feet from the North quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°43'00" West 323 feet; thence South 00°43'00" West 1289 feet; thence North 89°15'00" West 694.4 feet; thence South 00°33'00" West 1791.24 feet; thence North 73°21'00" West 466.64 feet; thence North 68°10'00" West 468.5 feet; thence North 68°52'00" West 498.91 feet; thence North 01°10'00" East 2132.59 feet; thence South 89°41'00" East 1335 feet; thence North 01°02'00" East 784.51 feet; thence South 89°37'42" East 209.11 feet; thence South 01°16'39" West 36.26 feet; thence South 88°29'47" East 37.87 feet; thence South 01°08'56" West 75 feet; thence South 87°19'20" East 126.77 feet; thence East 272.06 feet; thence North 00°58'07" East 125.62 feet; thence South 89°26'00" East 285.22 feet to the beginning

PARCEL 2C and 2D ARE SUBJECT TO the effects of that certain Boundary Line Agreement recorded September 25, 1996 as Entry No. 78731 in Book 4078 at Page 840 of official records.

## PARCEL 2E

Commencing South 426 feet from the North Quarter corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°55'00" East 485.1 feet; thence South 00°40'12" West 678 feet; thence West 5.62 feet; thence South 01°10'00" West 650.91 feet; thence North 89°27'00" West 714 feet; thence North 00°43'00" East 1292.5 feet; thence North 89°55'00" East 237.9 feet to the point of beginning.

## LESS AND EXCEPTING

Beginning at a point being South 427.18 feet and S 89°53'37" W 2167.55 feet from the Northeast corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 00°40'12" W 193.82 feet; thence N 65°08'00" W 461.55 feet; thence S 89°57'41" E 421.03 feet to the point of beginning.

Together with that certain water well located thereon at approximately S 448 feet and E 289 feet from the North Quarter Corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian, but EXCEPTING and RESERVING unto the Party of the Second Part any and all water rights associated with Parcel A

## PARCEL 2F

Beginning at a point being South 285.38 feet and S 89°53'37" West 2890.77 feet from the Northeast Corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence S 65°08'00" E 333.36 feet; thence N 89°57'41" W 303.58 feet; thence N 00°27'39" E 139.98 feet to the point of beginning.

LESS AND EXCEPTING from Parcels 2A through 2F described above the following as conveyed to American Fork City by that certain Warranty Deed recorded December 17, 2017 as Entry No. 129085:2017 of official records:

Beginning at a point that is North 89°50'11" East 373.45 feet along the section line and South 1146.61 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a 900.00 foot radius curve to the right a distance of 1032.53 feet (curve having a central angle of 65°43'59" and a long chord bearing South 36°54'31" East 976.83 feet); thence South 04°02'32" East 100.53 feet; thence along the arc of a 700.00 foot radius curve to the left a distance of 624.75 feet (curve having an angle of 51°08'12" and a long chord bearing South 29°36'38" East 604.22 feet); thence South 55°10'44" East 352.92 feet; thence along the arc of a 750.00 foot radius curve to the left a distance of 493.58 feet (curve having a central angle of 37°42'25" and a long chord bearing South 74°01'57" East 484.73 feet); thence North 87°06'51" East 1077.42 feet; thence North 01°33'05" East 20.06 feet; thence South 87°06'51" West 1078.97 feet; thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing North 74°01'57" West 471.80 feet); thence North 55°10'44" West 352.92 feet; thence along the arc of a 680.00 foot curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing North 29°36'38" West 586.96 feet); thence North 04°02'32" West 100.53 feet; thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.38 feet (curve having a central angle of 66°09'46" and a long chord bearing North 37°07'25" West 1004.33 feet); thence South 01°10'00" West 21.13 feet to the point of beginning.

ALSO LESS AND EXCEPTING from Parcels 2A through 2F described above the following conveyed to American Fork City by that certain Warranty Deed recorded December 27, 2017 as Entry No. 129086:2017 of official records:

Beginning at a point that is North 89°50'11" East 375.32 feet along the section line and South 1055.07 feet from the Northwest corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the arc of a 987.00 foot radius curve to the right a distance of 1162.25 feet (curve having a central angle of 67°28'08" and a long chord bearing South 37°46'36" East 1096.25 feet); thence South 04°02'32" East 100.53 feet; thence along the arc of a 613.00 foot radius curve to the left a distance of 547.11 feet (curve having a central angle of 51°08'12" and a long chord bearing South 29°36'38" East 529.13 feet); thence South 55°10'44" East 352.92 feet; thence along the arc of a 663.00 foot radius curve to the left a distance of 436.33 feet (curve having a central angle of 37°42'25" and a long chord bearing South 74°01'57" East 428.50 feet); thence North 87°06'51" East 1084.17 feet; thence South 01°33'05" West 67.20 feet; thence South 87°06'51" West 1078.98 feet; thence along the arc of a 730.00 foot radius curve to the right a distance of 480.42 feet (curve having a central angle of 37°42'25" and a long chord bearing North 74°01'57" West 471.80 feet); thence North 55°10'44" West 352.92 feet; thence along the arc of a 680.00 foot radius curve to the right a distance of 606.90 feet (curve having a central angle of 51°08'12" and a long chord bearing North 29°36'38" West 586.96 feet); thence North 04°02'32" West 100.53 feet; thence along the arc of a 920.00 foot radius curve to the left a distance of 1062.36 feet (curve having a central angle of 66°09'46" and a long chord bearing North 37°07'25" West 1004.33 feet); thence North 01°10'00" East 70.43 feet to the point of beginning

**ALSO LESS AND EXCEPTING from Parcels 2A through 2F** described above the following as conveyed to American Fork City by that certain Warranty Deed recorded December 27, 2017 as Entry No. 129088:2017 of official records:

Beginning at a point that is North 89°50'11" East 1727.44 feet along the section line and South 142.19 feet from the Northwest Corner of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 65°08'00" East 1555.34 feet; thence South 01°11'10" West 218.39 feet; thence North 65°08'00" West 1550.96 feet; thence North 01°01'01" East 218.67 feet to the point of beginning;