

Mail Recorded Deed and Tax Notice To:  
Utah Summit Partners, LLC, a Utah limited liability company  
494 West 1300 North  
Springville, UT 84663



File No.: 105801-EDP

**WARRANTY DEED**

**HG Utah I, L.L.C., an Arizona limited liability company**  
**GRANTOR(S)** of , State of , hereby Conveys and Warrants to  
**Utah Summit Partners, LLC, a Utah limited liability company**

**GRANTEE(S)** of Santaquin, State of Utah  
**for the sum of Ten and no/100 (\$10.00) DOLLARS**  
and other good and valuable consideration, the following described tract of land in **Utah and Juab** County,  
State of Utah:

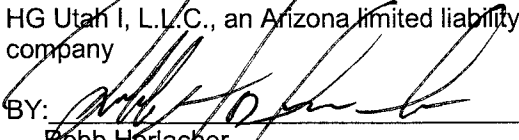
**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 32-015-0028, 32-021-0043, 32-021-0055, XB00-1378-AN, 32-016-0051 and 32-016-0057  
(for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2018 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 22nd day of August, 2018.

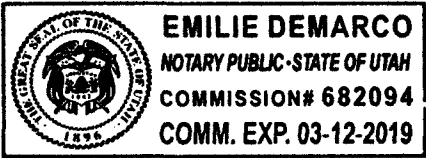
HG Utah I, L.L.C., an Arizona limited liability company  
BY:   
Robb Horlacher  
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 22nd day of August, 2018, personally appeared before me Robb Horlacher, who acknowledged himself/herself to be the Manager of HG Utah I, L.L.C., an Arizona limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
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Notary Public



**EXHIBIT A****PARCEL 1:**

Beginning at a point on a curve located South 00°02'54" East along the section line 206.15 feet and West 145.79 feet from the Northwest corner of Section 15, Township 10 South, Range 1 East, Salt Lake Base and Meridian, said curve turning to the right through an angle of 62°55'17", having a radius of 261.50 feet, and whose long chord bears North 71°00'40" East for a distance of 272.96 feet to a point of intersection with a non-tangential line; thence South 71°03'09" East for a distance of 74.59 feet to a point on a line; thence South 77°12'35" East for a distance of 91.06 feet to the beginning of a curve, said curve turning to the right through 86°13'06", having a radius of 15.00 feet, and whose long chord bears South 34°06'02" East for a distance of 20.50 feet to the beginning of a non-tangential curve, said curve turning to the right through 00°01'49", having a radius of 15.00 feet, and whose long chord bears South 09°01'26" West for a distance of 0.01 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 97°34'07", having a radius of 948.56 feet, and whose long chord bears South 39°45'39" East for a distance of 1427.08 feet to a point of intersection with a non-tangential line; thence South 88°35'00" East for a distance of 1.27 feet to a point on a line; thence South 88°35'00" East for a distance of 550.77 feet to a point on a line; thence South 01°26'00" West for a distance of 2681.18 feet to a point on a line; thence North 62°24'35" West for a distance of 177.75 feet to a point on a line; thence North 67°55'10" West for a distance of 213.52 feet to a point on a line; thence North 67°55'10" West for a distance of 74.45 feet to a point on a line; thence North 76°39'17" West for a distance of 140.80 feet to a point on a line; thence South 87°08'15" West for a distance of 80.10 feet to a point on a line; thence North 68°32'14" West for a distance of 55.56 feet to a point on a line; thence North 12°06'53" West for a distance of 146.72 feet to a point on a line; thence North 32°47'13" West for a distance of 140.18 feet to a point on a line; thence North 64°18'15" West for a distance of 130.80 feet to a point on a line; thence North 32°10'55" West for a distance of 195.51 feet to a point on a line; thence North 00°50'37" East for a distance of 71.19 feet to a point on a line; thence North 10°32'32" West for a distance of 207.29 feet to a point on a line; thence North 25°30'53" West for a distance of 194.41 feet to a point on a line; thence North 43°45'53" West for a distance of 161.23 feet to a point on a line; thence North 86°52'37" West for a distance of 172.50 feet to a point on a line; thence North 44°26'25" West for a distance of 65.73 feet to a point on a line; thence North 06°29'53" East for a distance of 189.47 feet to a point on a line; thence North 20°54'54" West for a distance of 202.99 feet to a point on a line; thence North 59°09'39" East for a distance of 79.92 feet to a point on a line; thence North 20°11'13" East for a distance of 147.65 feet to a point on a line; thence North 08°22'00" West for a distance of 260.62 feet to a point on a line; thence North 10°49'12" West for a distance of 204.25 feet to a point on a line; thence North 38°10'30" West for a distance of 335.17 feet to a point on a line; thence North 50°20'10" East for a distance of 195.48 feet to a point on a line; thence North 16°50'29" East for a distance of 60.45 feet to a point on a line; thence North 51°45'17" East for a distance of 105.00 feet to the beginning of a non-tangential curve, said curve turning to the right through an angle of 20°21'33", having a radius of 1242.56 feet, and whose long chord bears North 28°03'56" West for a distance of 439.21 feet; thence North 17°53'09" West for a distance of 84.36 feet to a point on a line; thence North 19°39'19" West for a distance of 50.03 feet to a point on a line; thence North 15°12'24" West for a distance of 204.31 feet to a point on a line; thence North 09°28'37" West for a distance of 76.34 feet to a point on a line; thence North 03°04'44" West for a distance of 66.48 feet to a point on a line; thence North 00°00'00" East for a distance of 48.91 feet to a point on a line; thence South 80°12'46" West a distance of 71.83 feet to the point of beginning.

**PARCEL 2:**

Commencing North 2,623.5 feet and East 1,213.22 feet from the Southwest corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°56'09" East 1,351.37 feet; thence South 89°50'00" West 94.78 feet; thence South 89°50'00" West 75.18 feet; thence along a curve to the left (chord bears: North 06°52'21" East 726.05 feet, radius = 2,790 feet) arc length = 728.11 feet; thence North 00°36'15" West 632.48 feet; thence South 88°39'17" East 67.7 feet to the point of beginning.

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PARCEL 3:

Commencing North 2,623.6 feet and East 1,213.27 feet from the Southwest corner of Section 10, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North  $00^{\circ}56'09''$  West 1,369.42 feet; thence North  $87^{\circ}02'00''$  West 59.86 feet; thence South  $00^{\circ}36'15''$  East 1,370.83 feet; thence South  $88^{\circ}39'17''$  East 67.71 feet to the point of beginning.

Mail Recorded Deed and Tax Notice To:  
Utah Summit Partners, LLC, a Utah limited liability company  
978 Woodoak Lane  
Salt Lake City, UT 84117



File No.: 131792-EDP

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## SPECIAL WARRANTY DEED

HG Utah I, L.L.C.

**GRANTOR(S)** of Santaquin, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Utah Summit Partners, LLC, a Utah limited liability company

**GRANTEE(S)** of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 32-022-0007, 32-021-0066 and 32-016-0083 (for reference purposes only)


**SUBJECT TO:** Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

0561FD4F-703C-4584-A901-7F37D370D171 --- 2020/08/14 13:58:12 -8:00 --- Remote Notary



Dated this 17th day of August, 2020.


HG Utah I, L.L.C.

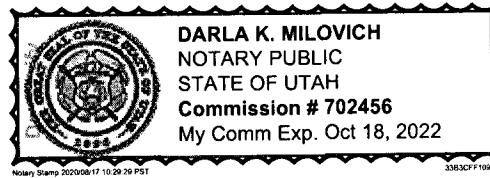
BY:  Robb Horlacher  
Robb Horlacher  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17th day of August, 2020, personally appeared before me Robb Horlacher, who acknowledged themselves to be the Manager of HG Utah I, L.L.C., and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained. This act was completed via remote online audio-visual communication.

  
Signed on 2020/08/17 10:29:29 -8:00



## EXHIBIT A Legal Description

Beginning at a point located North 89°05'23" East along the section line 1390.29 feet and South 2646.68 feet from the South quarter corner of Section 9, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°49'27" West for a distance of 2121.28 feet to a point on a line; thence North 53°53'32" East for a distance of 875.35 feet to a point on a line; thence North 59°36'08" East for a distance of 141.50 feet to a point on a line; thence North 24°39'11" East for a distance of 311.58 feet to a point on a line; thence North 03°56'17" East for a distance of 315.48 feet to a point on a line; thence South 86°47'00" West for a distance of 159.30 feet to a point on a line; thence North 03°13'00" West for a distance of 268.44 feet to a point on a line; thence North 26°32'16" East for a distance of 199.53 feet to a point on a line; thence North 79°31'09" East for a distance of 130.22 feet to a point on a line; thence North 39°45'10" East for a distance of 132.00 feet to a point on a line; thence North 35°29'00" West for a distance of 168.34 feet to a point on a line; thence North 11°13'00" West for a distance of 167.42 feet to a point on a line; thence North 72°16'35" East for a distance of 153.76 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 33°52'20.4", having a radius of 524.50 feet, and whose long chord bears North 06°48'51" East for a distance of 305.58 feet to a point of intersection with a non-tangential line; thence North 66°15'00" West for a distance of 199.74 feet to a point on a line; thence North 12°19'23" East for a distance of 255.06 feet to a point on a line; thence North 27°19'22" East for a distance of 120.23 feet to a point on a line; thence North 41°38'48" East for a distance of 136.61 feet to a point on a line; thence South 66°15'00" East for a distance of 200.80 feet to a point on a line; thence North 23°45'00" East for a distance of 110.52 feet to the beginning of a curve, said curve turning to the left through an angle of 06°25'59.4", having a radius of 1195.50 feet, and whose long chord bears North 20°32'00" East for a distance of 134.16 feet to a point of intersection with a non-tangential line; thence North 84°25'20" West for a distance of 87.88 feet to a point on a line; thence North 20°21'00" West for a distance of 444.77 feet to a point on a line; thence South 84°25'20" East for a distance of 310.67 feet to a point on a line; thence South 87°58'56" East for a distance of 49.07 feet to a point on a line; thence South 76°51'00" East for a distance of 405.30 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 01°00'44.7", having a radius of 1000.00 feet, and whose long chord bears South 15°22'01" West for a distance of 17.67 feet to a point of intersection with a non-tangential line; thence South 78°25'46" East for a distance of 128.86 feet to a point on a line; thence South 04°26'00" East for a distance of 366.03 feet to the beginning of a curve, said curve turning to the right through an angle of 37°41'57.4", having a radius of 175.00 feet, and whose long chord bears South 14°25'02" West for a distance of 113.08 feet to a point of intersection with a non-tangential line; thence South 50°11'00" West for a distance of 98.31 feet to a point on a line; thence South 77°04'00" West for a distance of 115.22 feet to a point on a line; thence South 47°28'27" West for a distance of 151.76 feet to a point on a line; thence South 14°32'00" West for a distance of 483.46 feet to a point on a line; thence South 04°00'00" West for a distance of 349.19 feet to a point on a line; thence South 15°39'00" West for a distance of 95.30 feet to a point on a line; thence South 43°02'20" West for a distance of 72.26 feet to a point on a line; thence South 36°14'25" East for a distance of 103.37 feet to a point on a line; thence South 23°32'07" East for a distance of 122.67 feet to a point on a line; thence South 13°56'44" East for a distance of 182.42 feet to a point on a line; thence South 00°19'24" East for a distance of 95.97 feet to a point on a line; thence South 69°30'14" West for a distance of 118.52 feet to a point on a line; thence South 51°58'00" West for a distance of 60.00 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 12°55'17.7", having a radius of 430.00 feet, and whose long chord bears South 44°29'39" East for a distance of 96.77 feet to a point of intersection with a non-tangential line; thence South 39°56'39" West for a distance of 87.60 feet to a point on a line; thence South 70°43'21" West for a distance of 116.32 feet to a point on a line; thence South 89°50'37" West for a distance of 62.79 feet to a point on a line; thence South 23°07'06" East for a distance of 238.31 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 43°18'21.8", having a radius of 330.00 feet, and whose long chord bears South 30°11'59" West for a distance of 243.53 feet; thence South 08°32'47" West for a distance of 39.91 feet to the beginning of a non-tangential curve, said curve turning to the right through 73°41'31.4", having a radius of 15.00 feet, and whose long chord bears South 45°22'54" West for a distance of 17.99 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 42°35'10.9", having a radius of



340.00 feet, and whose long chord bears South 60°55'25" West for a distance of 246.94 feet to a point of intersection with a non-tangential line; thence South 49°47'49" East for a distance of 80.21 feet to a point on a line; thence North 80°14'31" East for a distance of 71.83 feet to a point on a line; thence South 00°01'45" West for a distance of 48.91 feet to a point on a line; thence South 03°02'58" East for a distance of 66.48 feet to a point on a line; thence South 09°26'50" East for a distance of 76.34 feet to a point on a line; thence South 15°10'38" East for a distance of 168.64 feet to a point on a line; thence South 15°29'15" East for a distance of 35.44 feet to a point on a line; thence South 19°39'19" East for a distance of 50.03 feet to a point on a line; thence South 17°53'09" East for a distance of 84.36 feet to the beginning of a curve, said curve turning to the left through an angle of 20°21'33.1", having a radius of 1242.56 feet, and whose long chord bears South 28°03'56" East for a distance of 439.21 feet to a point of intersection with a non-tangential line; thence South 51°45'17" West for a distance of 105.00 feet to a point on a line; thence South 16°50'29" West for a distance of 60.45 feet to a point on a line; thence South 50°20'10" West for a distance of 195.48 feet to a point on a line; thence South 38°10'30" East for a distance of 335.17 feet to a point on a line; thence South 10°49'12" East for a distance of 204.25 feet to a point on a line; thence South 08°22'00" East for a distance of 260.62 feet to a point on a line; thence South 20°11'13" West for a distance of 147.65 feet to a point on a line; thence South 59°09'39" West for a distance of 79.92 feet to a point on a line; thence South 20°54'54" East for a distance of 202.99 feet to a point on a line; thence South 06°29'53" West for a distance of 189.47 feet to a point on a line; thence South 44°26'25" East for a distance of 65.73 feet to a point on a line; thence South 86°52'37" East for a distance of 172.50 feet to a point on a line; thence South 43°45'53" East for a distance of 161.23 feet to a point on a line; thence South 25°30'53" East for a distance of 194.41 feet to a point on a line; thence South 10°32'32" East for a distance of 207.29 feet to a point on a line; thence South 00°50'37" West for a distance of 71.19 feet to a point on a line; thence South 32°10'55" East for a distance of 195.51 feet to a point on a line; thence South 64°18'15" East for a distance of 130.80 feet to a point on a line; thence South 32°47'13" East for a distance of 140.18 feet to a point on a line; thence South 12°06'53" East for a distance of 146.72 feet to a point on a line; thence North 68°32'14" West for a distance of 57.53 feet to a point on a line; thence North 63°13'55" West for a distance of 190.69 feet to a point on a line; thence North 41°02'50" West for a distance of 90.99 feet to a point on a line; thence North 45°34'02" West for a distance of 89.28 feet to a point on a line; thence North 33°21'12" West for a distance of 200.53 feet to a point on a line; thence North 35°51'49" West for a distance of 155.33 feet to a point on a line; thence North 31°19'11" West for a distance of 201.03 feet to a point on a line; thence North 36°31'35" West for a distance of 396.51 feet to a point on a line; thence North 31°23'47" West for a distance of 67.52 feet to a point on a line; thence North 89°42'15" West for a distance of 62.48 feet to a point on a line; thence South 76°54'21" West for a distance of 0.04 feet to a point on a line; thence South 89°15'02" West a distance of 1315.16 feet to the point of beginning.

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