

Recording Requested by:
First American Title Company, LLC
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

ENT 54625:2014 PG 1 of 3
Jeffery Smith
Utah County Recorder
2014 Aug 05 03:00 PM FEE 14.00 BY SS
RECORDED FOR First American - American Fork
ELECTRONICALLY RECORDED

AFTER RECORDING RETURN TO:
AF Utah, LLC.
2020 Pebble Creek Drive
Springville, UT 84663

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **321-5635439 (LL)**
A.P.N.: **13-041-0046**

Williamson Farms, LLC., a Utah Limited Liability Company, Grantor, of **American Fork, Utah** County, State of **Utah**, hereby CONVEY AND WARRANT to

AF Utah, LLC., a Utah limited liability company, Grantee, of **Springville, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

PARCEL 1:

COMMENCING SOUTH 1618.99 FEET AND WEST 520.67 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°13'55" EAST 489.26 FEET; THENCE SOUTH 0°41'32" WEST 349.71 FEET; THENCE SOUTH 87°18'30" EAST 197.21 FEET; THENCE SOUTH 2°24'05" WEST 789.59 FEET; THENCE NORTH 89°22'15" WEST 655.02 FEET; THENCE NORTH 878.4 FEET; THENCE NORTH 1°17'46" EAST 268.88 FEET TO BEGINNING.

PARCEL 2:

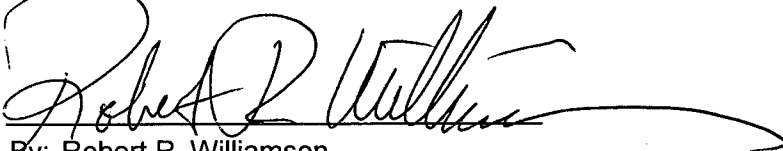
AN ACCESS EASEMENT FOR THE USE AND MAINTENANCE OF A WELL AS DISCLOSED IN THAT CERTAIN WARRANTY DEED RECORDED OCTOBER 17, 2003 AS ENTRY NO. 167366:2003 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 7750 NORTH STREET, WHICH POINT IS MORE OR LESS SOUTH 89°53'29" EAST 161.24 FEET ALONG THE SECTION LINE AND SOUTH 1627.82 FEET FROM THE NORTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°13'55" EAST 15.01 FEET ALONG SAID RIGHT-OF-WAY TO THE EASTERLY LINE OF A CONCRETE DITCH EXTENDED; THENCE SOUTH 02°24'06" WEST 356.48 FEET ALONG THE EXTENSION OF SAID DITCH TO A FENCE LINE; THENCE NORTH 87°18'30" WEST 25.00 FEET ALONG SAID FENCE LINE; THENCE NORTH 02°24'06" EAST 20.00 FEET; THENCE SOUTH 87°18'30" EAST 10.00 FEET; THENCE NORTH 02°24'06" EAST 335.97 FEET TO THE POINT OF BEGINNING.

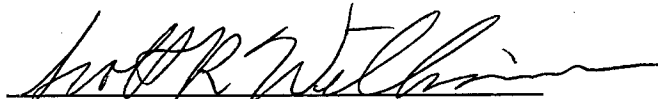
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2014** and thereafter.

Witness, the hand(s) of said Grantor(s), this **August 4**, 2014.

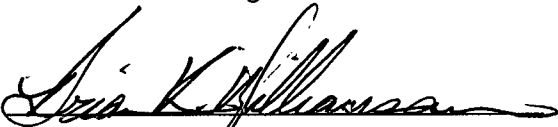
Williamson Farms, LLC., a Utah Limited Liability Company



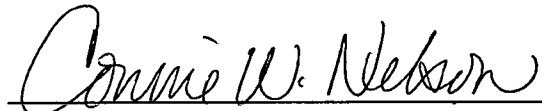
By: Robert R. Williamson,
Member/Manager



By: Scott R. Williamson,
Member/Manager



By: Brian K. Williamson,
Member/Manager



By: Connie W. Nelson,
Member/Manager

A.P.N.: 13-041-0046

Warranty Deed - continued

File No.: 321-5635439 (LL)

STATE OF Utah)
)ss.
County of Utah)

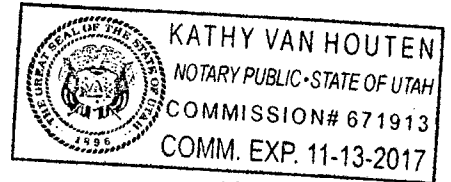
On August 5, 2014, before me, the undersigned Notary Public, personally appeared **Robert R. Williamson, Scott R. Williamson and Connie W. Nelson, Member/Managers of Williamson Farms, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathy VanHouten
Notary Public

My Commission Expires: 11/13/2017

STATE OF Oregon)
)ss.
County of Multnomah)



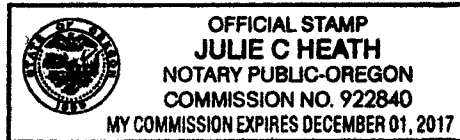
On 7-31-14, before me, the undersigned Notary Public, personally appeared **Brian K. Williamson, Member/Manager of Williamson Farms, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Julie C Heath
Notary Public

My Commission Expires:

12-1-17



AFTER RECORDING PLEASE RETURN TO:

AF Utah, LLC
2020 Pebble Creek Drive
Springville, Utah 84663

QUITCLAIM DEED

Williamson Farms, LLC, a Utah limited liability company, Grantor, hereby quitclaims to AF Utah, LLC, a Utah limited liability company, Grantee, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, all of its right, title, and interest, if any, in and to the following-described real property located in Utah County, Utah:

Commencing North 89°53'29" West 520.67 feet and South 1619.98 feet from the North quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian to the point of beginning; thence South 89°13'55" East 696.98 feet; thence South 02°24'06" West 1144.82 feet; thence North 89°22'15" West 674.57 feet; thence North 01°17'45" East 1146.40 feet to the point of beginning.

Less and excepting therefrom the following:

Beginning at a point on the Southerly right-of-way line of 7750 North Street, Utah County, Utah, which point is more or less North 89°53'29" West 31.45 feet along the section line and South 1625.61 feet from the North quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°13'55" East 207.72 feet along said right-of-way to the Easterly line of a concrete ditch extended; thence South 02°24'06" West 356.48 along the extension of said ditch to a fence line; thence North 87°18'30" West 197.21 feet along said fence line and the extension thereof to the extension of a fence line; thence North 00°41'33" East 349.71 feet to the point of beginning.

Tax parcel identification numbers: 13-041-0072 and 13-041-0073.

DATED this 5 day of October, 2017.

WILLIAMSON FARMS, LLC, a Utah limited liability company

By: 

Robert R. Williamson
Member/Manager

By: 

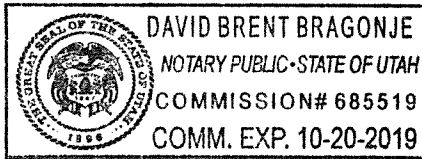
Scott R. Williamson
Member/Manager

By: *Brian K. Williamson*
Brian K. Williamson
Member/Manager

By: *Cennie W. Nelson*
Cennie W. Nelson
Member/Manager

STATE OF UTAH)
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 5 day of October, 2017 by Robert R. Williamson, Member/Manager of Williamson Farms, LLC, a Utah limited liability company.

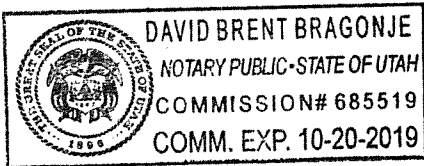


DB
NOTARY PUBLIC
Residing In American Fork

My Commission Expires:
10/20/19

STATE OF UTAH)
COUNTY OF Utah)

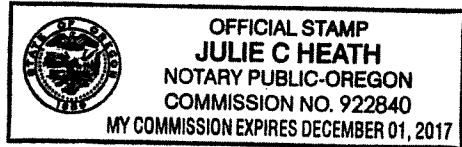
The foregoing instrument was acknowledged before me this 5 day of October, 2017 by Scott R. Williamson, Member/Manager of Williamson Farms, LLC, a Utah limited liability company.



DB
NOTARY PUBLIC
Residing In American Fork

My Commission Expires:
10/20/19

STATE OF Oregon)
COUNTY OF Multnomah)



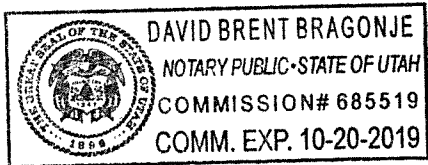
The foregoing instrument was acknowledged before me this 27th day of September, 2017 by Brian K. Williamson, Member/Manager of Williamson Farms, LLC, a Utah limited liability company.

NOTARY PUBLIC
Residing In Oregon

My Commission Expires:

STATE OF UTAH)
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 5 day of October, 2017 by Connie W. Nelson, Member/Manager of Williamson Farms, LLC, a Utah limited liability company.


NOTARY PUBLIC
Residing In American Fork

My Commission Expires:

10/20/19

WHEN RECORDED RETURN TO:

AF Utah LLC
C/O Oates, Knezevich, Gardenswartz, Kelly & Morrow, P.C.
533 E. Hopkins Avenue, Third Floor
Aspen, CO 81611
File No.: 34827

Sidwell # 13-041-0041

WARRANTY DEED
(Individual Form)

Arik Nelson, as Trustee or any Successor Trustee of the Arik Nelson Revocable Trust, dated July 29, 2009, a one-half (1/2) interest and Connie Nelson, as Trustee or any Successor Trustee of the Connie Nelson Revocable Trust, dated July 29, 2009, a one-half (1/2) interest

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

AF Utah LLC,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

See "Exhibit A" attached hereto

also known by street and number as 6899 West 7750 North, American Fork, UT 84003

Subject to easements, restrictions and rights of way appearing as exhibit "B" attached hereto and made a part hereof and general property taxes for the year 2016 and thereafter.

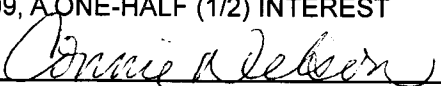
WITNESS, the hand of said grantor this 29th day of February, 2016.

ARIK NELSON, AS TRUSTEE OR ANY
SUCCESSOR TRUSTEE OF THE ARIK NELSON
REVOCABLE TRUST, DATED JULY 29, 2009, A
ONE-HALF (1/2) INTEREST



Arik Nelson
Trustee

CONNIE NELSON, AS TRUSTEE OR ANY
SUCCESSOR TRUSTEE OF THE CONNIE
NELSON REVOCABLE TRUST, DATED JULY 29,
2009, A ONE-HALF (1/2) INTEREST



Connie Nelson
Trustee

State of Utah
County of Utah

On this 31st day of December, 2015, personally appeared before me, the undersigned Notary Public, personally appeared Arik Nelson, trustee of the Arik Nelson revocable trust dated July 29, 2009 and Connie Nelson, trustee of the Connie Nelson revocable trust dated July 29, 2009, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: August 04, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at fence corner in the South boundary of 7750 North Street, which point is also North 1055.68 feet and East 1783.41 feet from the West quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°21'09" East 341.21 feet; thence South 01°17'37" West 668.66 feet; thence South 88°27'20" West 336.39 feet; thence North 00°52'51" East 681.50 feet to the point of beginning.

Less and excepting the following:

The legal description contained in that certain Quit Claim Deed executed in favor of Melvin V. and Mary C. Frandsen Family, LLC, recorded December 19, 1997 as Entry No. 101264, in Book 4470, at Page 550, of the Official Records.

The legal description contained in that certain Quit Claim Deed executed in favor of Melvin V. Frandsen and Mary C. Frandsen, recorded July 31, 1997 as Entry No. 57991, in Book 4333, at Page 874, of the Official Records.

The legal description contained in that certain Warranty Deed executed in favor of Williamson Farms, LLC, recorded March 20, 2002 as Entry No. 31763:2002, of the Official Records.

Parcel No. 13-041-0041

WHEN RECORDED RETURN TO: 2
AF Utah LLC
853 South Crescent Row
Mapleton, Utah 84664

File No.: 34892

Sidwell # 13-040-0040

WARRANTY DEED
(Individual Form)

Bruce M. Hoggard and Terree Hoggard, as Trustees, or their Successors in Trust as Trustees, of the Hoggard Family Revocable Trust, dated February 15, 2012

GRANTOR, hereby CONVEY(S) AND WARRANT(S) to

AF Utah LLC,

GRANTEE,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration the following tract(s) of land in Utah County, State of Utah described as follows:

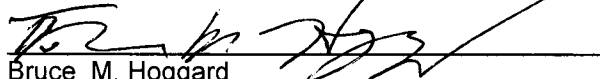
See "Exhibit A" attached hereto

also known by street and number as No Situs Address Available, UT

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2016 and thereafter.

WITNESS, the hand of said grantor this 29th day of February, 2016.

THE HOGGARD FAMILY REVOCABLE TRUST,
DATED FEBRUARY 15, 2012



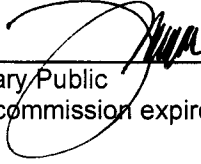
Bruce M. Hoggard
Trustee



Terree Hoggard
Trustee

State of Utah
County of Utah

On this 29th day of February, 2016, personally appeared before me, the undersigned Notary Public, personally appeared Bruce M. Hoggard and Terree Hoggard, as Trustees, or their Successors in Trust as Trustees, of the Hoggard Family Revocable Trust, dated February 15, 2012 , personally known to me (or proved to me on the basis of satisfactory evidence) to the the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: August 04, 2018

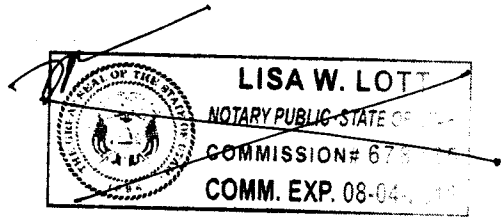


EXHIBIT "A"
LEGAL DESCRIPTION

Purchase Parcel:

Beginning at a point that is located on a "Boundary Line Agreement" dated, July 28th, 2014, recorded as Entry # 54542:2014 on file within the official records of Utah County Recorder's Office, Utah. Said point lies N 89°53'31" W along section line (Basis of Bearing) 535.44 feet and South 2,288.43 feet, from the North ¼ corner of Section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian; thence South 01°17'43" West, along said "Boundary Line Agreement" a distance of 359.49 feet; thence West, a distance of 336.00 feet; thence North 00°46'31" East, a distance of 350.27 feet; to the Southerly bounds of a parcel identified by parcel # 13:041:0041; thence North 88°27'20" East, a distance of 339.51 feet to the point of beginning.

Also:

Access Parcel:

Beginning at a point that is located the South Right of Way line of 7750 North Street and a "Boundary Line Agreement" dated, July 28th, 2014, recorded as Entry # 54542:2014 on file within the official records of Utah Counties' recorder office Utah. Said point lies N 89°53'31" W along section line (Basis of Bearing) 520.34 feet and South 1,620.76 feet, from the North ¼ corner of section 22, Township 5 South, Range 1 East Salt Lake Base & Meridian; thence running South 01°17'43" West, along said "Boundary Line Agreement" a distance of 667.80 feet; thence South 88°27'20" West, a distance of 22.04 feet to the Southeast corner of a parcel identified by parcel # 13:041:0041; thence North 01°17'37" East, a distance of 668.65 feet; thence South 89°21'09" East, a distance of 22.03 feet to the point of beginning.

Part of Parcel No. 13-040-0040

Mail Recorded Deed and Tax Notice To:
AF Utah, LLC
5853 South Crescent Row
Mapleton, UT 84664



SPECIAL WARRANTY DEED

Michael B. Horan, Trustee of the Horan Family Trust, dated February 27, 2017

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

AF Utah, LLC

GRANTEE(S) of Mapleton, 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 ATTACHED EXHIBIT "A"

TAX ID NO.: 13-040-0085 and 13-041-0091 (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.

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

Dated this 18 day of February, 2020.

The Horan Family Trust, dated February 27, 2017

BY: Michael B. Horan
Michael B. Horan
Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18 day of February, 2020, personally appeared before me Michael B. Horan, Trustee(s) of the Horan Family Trust, dated February 27, 2017, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

Darla K. Milovich
Notary Public

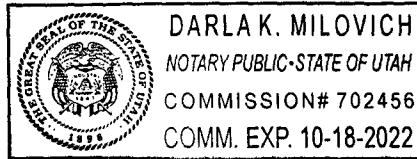


EXHIBIT A

Legal Description

PARCEL 1:

A parcel of land situate in the Northwest Quarter of Section 22, Township 5 south, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the centerline of an existing ditch said point being North 89°59'22" East 1770.00 feet along the quarter section line and North 373.65 feet from the West Quarter Corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running; thence North 88°29'26" East 23.17 feet; thence South 1°17'37" West 1.45 feet; thence South 0°46'31" West 350.26 feet; thence West 20.13 feet to the centerline of an existing ditch; thence North 0°17'05" East 351.08 feet along the centerline of said ditch to the point of beginning.

PARCEL 2:

Beginning at a point that is located on the South right of way line of 7750 North Street and a "Boundary Line Agreement" dated October 3, 1994, recorded in Book 3542 at Page 469 on file within the official records of the Utah County Recorder's office, Utah. Said point lies North 89°53'31" West along the section line (Basis of Bearing) 881.44 feet and South 1,617.36 feet from the North quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian and thence running South 89°21'09" East a distance of 22.00 feet; thence South 01°17'37" West a distance of 680.79 feet; thence South 88°27'20" West a distance of 22.03 feet; thence North 01°17'37" East along said "Boundary Line Agreement" a distance of 681.63 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land situate in the Northwest quarter of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Commencing South 00°10'41" West 1,616.29 feet along the West section line and South 89°49'19" East 1,779.51 feet from the Northwest corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89°21'09" East 25.71 feet; thence South 01°17'37" West 15.38 feet; thence North 89°08'40" West 25.60 feet; thence North 00°52'49" East 15.28 feet to the point of beginning.

ENT 23942 : 2020 PG 4 of 4

