

Mail Recorded Deed and Tax Notice To:  
Blue Peak Holdings, LLC, a Utah limited liability company  
520 South 850 East, Ste A300  
Lehi, UT 84043



File No.: 139036-DMP

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## SPECIAL WARRANTY DEED

AF 21 LLC, a Utah limited liability company, as to Parcels 1 and 2; AF 21 LLC, a Utah limited liability company and AF PD LLC, a Utah limited liability company, as their interests may appear as to Parcel 3

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

Blue Peak Holdings, LLC, a Utah limited liability company

**GRANTEE(S)** of Lehi, 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.:** 13-040-0058, 13-040-0060, 13-040-0061, 13-040-0059 and 35-280-0006 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 18th day of March, 2021.

AF 21 LLC, a Utah limited liability company  
By: Qelo Development, LLC, a Utah limited liability company  
Its: Manager  
BY: [Signature]  
Name: Scott Smithson  
Title: Manager

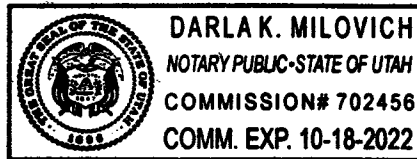
AF PD LLC, a Utah limited liability company  
By: Qelo Development, LLC, a Utah limited liability company  
Its: Manager  
BY: [Signature]  
Name: Scott Smithson  
Title: Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 18th day of March, 2021, personally appeared before me Scott Smithson, who acknowledged themselves to be the Manager of Qelo Development, LLC, a Utah limited liability company, which entity is named as Manager of AF 21 LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public

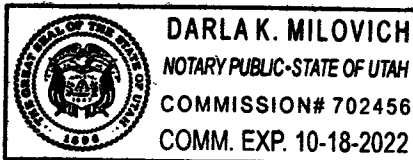


STATE OF UTAH

COUNTY OF SALT LAKE

On the 18th day of March, 2021, personally appeared before me Scott ~~Smithson~~ <sup>Smithson</sup>, who acknowledged themselves to be the Manager of Qelo Development, LLC, a Utah limited liability company, which entity is named as Manager to AF PD LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

[Signature]  
Notary Public



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

Beginning at a point which is North 1691.58 feet and West 328.19 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East; and running thence North 89°13'03" West 98.64 feet; thence North 00°42'16" East 448.37 feet; thence North 00°29'16" East 131.64 feet; thence North 89°40'40" West 117.41 feet; thence North 00°53'51" East 260.23 feet; thence South 89°23'31" East 191.55 feet; thence along the arc of a 20.00 foot radius curve to the right a distance of 30.55 feet (curve having a central angle of 87°21'13" and a long chord bearing South 45°40'37" East 27.67 feet); thence South 00°46'02" West 16.30 feet; thence South 06°04'09" East 42.00 feet; thence South 00°46'05" West 762.82 feet to the point of beginning. (aka the Proposed Lakeshore Landing Block 1 Plat A)

(NOTE: All bearings in the above description are based on the NAD 27 bearing of North 89°52'20" East along the section line from the South quarter corner of Section 22, Township 5 South, Range 1 East to the Southeast corner of said Section 22.)

**LESS AND EXCEPTING THEREFROM** any portion lying within the bounds of the following described tract of land:

A parcel of excess right-of-way of 900 West road, situate in the South half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1691.40 feet and West 333.62 feet from the South quarter corner said Section 22; and running: thence North 00°46'05" East 815.39 feet; thence along the arc of a 20.00 foot radius curve to the left a distance of 31.47 feet (curve having a central angle of 90°08'41" and a long chord bearing North 44°18'43" West 28.32 feet); thence North 89°23'31" West 183.34 feet; thence North 4.50 feet; thence South 89°23'31" East 183.83 feet; thence along the arc of a 20.00 foot radius curve to the right a distance of 30.55 feet (curve having a central angle of 87°21'13" and a long chord bearing South 45°40'37" East 27.67 feet); thence South 00°46'02" West 16.30 feet; thence South 06°04'09" East 42.00 feet; thence South 00°46'05" West 762.82 feet; thence North 89°13'03" West 5.44 feet to the point of beginning.

(Note: All bearings in the above description are based on the NAD 27 bearing of North 00°10'41" East along the section line from the West quarter corner of Section 22, Township 5 South, Range 1 East to the Northwest corner of said Section 22.)

**PARCEL 2:**

Beginning at a point which is North 1687.26 feet and West 30.63 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East; and running thence North 89°13'03" West 218.51 feet; thence North 00°46'05" East 730.43 feet; thence South 89°15'29" East 98.77 feet; thence South 00°44'31" West 418.58 feet; thence South 53°26'45" East 3.91 feet; thence South 00°48'57" West 132.38 feet; thence along the arc of a 21.00 foot radius curve to the left a distance of 33.00 feet (curve having a central angle 90°02'15" and a long chord bears South 44°16'37" East 29.71 feet); thence South 89°17'44" East 95.51 feet; thence South 00°47'10" West 156.40 feet to the point of beginning. (aka the Proposed Lakeshore Landing Block 2 Plat C)

(NOTE: All bearings in the above description are based on the NAD 27 bearing of North 89°52'20" East along the section line from the South quarter corner of Section 22, Township 5 South, Range 1 East to the Southeast corner of said Section 22.)

**LESS AND EXCEPTING THEREFROM** any portion lying within the bounds of the following described tract

of land:

A parcel of excess right-of-way of 900 West road, situate in the South half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1690.18 feet and West 244.65 feet from the South quarter corner said Section 22; and running: thence North 00°46'05" East 730.43 feet; thence North 89°15'29" West 4.54 feet; thence South 00°46'05" West 730.43 feet; thence South 89°13'03" East 4.54 feet to the point of beginning.

(Note: All bearings in the above description are based on the NAD 27 bearing of North 00°10'41" East along the section line from the West quarter corner of Section 22, Township 5 South, Range 1 East to the Northwest corner of said Section 22.)

**PARCEL 3:**

Beginning at a point which is North 1247.17 feet and West 487.83 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East; and running thence South 57°57'04" West 107.51 feet; thence North 39°27'15" West 70.27 feet; thence South 89°16'09" East 67.23 feet; thence North 02°32'00" East 86.36 feet; thence South 89°08'21" East 91.24 feet; thence North 01°38'03" East 75.62 feet; thence North 12°45'06" East 135.61 feet; thence North 00°51'39" East 156.66 feet; thence South 89°13'03" East 98.72 feet; thence South 00°46'05" West 164.55 feet; thence along the arc of a 335.50 foot radius curve to the right a distance of 334.84 feet (curve having a central angle of 57°10'58" and a long chord bearing South 29°21'35" West 321.11 feet) to the point of beginning. (aka the Proposed Lakeshore Landing Block 3 Plat E)

(NOTE: All bearings in the above description are based on the NAD 27 bearing of North 89°52'20" East along the section line from the South quarter corner of Section 22, Township 5 South, Range 1 East to the Southeast corner of said Section 22.)

**LESS AND EXCEPTING THEREFROM** any portion lying within the bounds of the following described tract of land:

A parcel of excess right-of-way of 900 West road, situate in the south half of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 1194.28 feet and West 582.59 feet from the South Quarter corner said Section 22; and running: thence North 57°57'04" East 108.16 feet; thence along the arc of a 330.50 foot radius curve to the left a distance of 329.85 feet (curve having a central angle of 57°10'58" and a long chord bearing North 29°21'35" East 316.33 feet); thence North 00°46'05" East 164.04 feet; thence South 89°13'03" East 5.44 feet; thence South 00°46'05" West 164.55 feet; thence along the arc of a 335.50 foot radius curve to the right a distance of 334.84 feet (curve having a central angle of 57°10'58" and a long chord bearing South 29°21'35" West 321.11 feet); thence South 57°57'04" West 107.51 feet; thence North 39°27'15" West 5.71 feet to the point of beginning.

(Note: All bearings in the above description are based on the NAD 27 bearing of North 00°10'41" East along the section line from the West quarter corner of Section 22, Township 5 South, Range 1 East to the Northwest corner of said Section 22.)