

23/4

Mail Tax Notice to:
Grantee at address below



ENT 113971:2015 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Dec 21 12:35 pm FEE 23.00 BY MG
RECORDED FOR MCCULLOUGH LEE S III PC

WARRANTY DEED

DRN Enterprises LLC, GRANTOR

hereby **CONVEY AND WARRANT TO**

SOD Enterprises LLC, GRANTEE
of: PO Box 907, Spanish Fork, UT

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah to-wit:

SEE EXHIBIT A

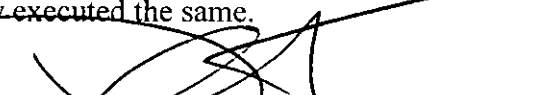
Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-of-Way, Covenants, Conditions and Restrictions, and Encumbrances now of record.

WITNESS, the hand of said Grantor, have caused their name to be hereunto affixed on December 10, 2015.


DRN Enterprises LLC
DAVID R. NEILSON, Manager

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

On the 10 day of December, 2015, personally appeared before me, David R. Neilson, Manager of DRN Enterprises LLC, the signers of the within instrument, who duly acknowledged to me that they executed the same.


NOTARY PUBLIC

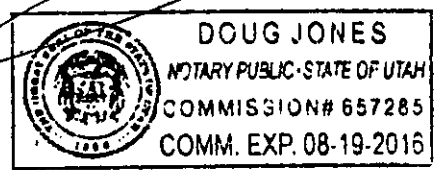


EXHIBIT A

ENT 113971:2015 PG 2 of 4

PARCEL 1:

COMMENCING WEST 1797.46 FEET AND SOUTH 801.2 FEET FROM EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH 38°31'33" WEST 68.81 FEET; SOUTH 2°38'46" WEST 985.31 FEET; NORTH 51°17'4" WEST 74.18 FEET; NORTH 2°38'46" EAST 646.71 FEET; NORTH 3°7'49" EAST 335.12 FEET; SOUTH 87°49'10" EAST 30.73 FEET; NORTH 79°43'13" EAST 68.46 FEET TO BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING 693 FEET EAST AND 825 FEET SOUTH OF THE CENTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°50' EAST 13.2 FEET; THENCE SOUTH 2°30' WEST 893.64 FEET; THENCE SOUTH 75° EAST 84.48 FEET; THENCE SOUTH 74° WEST 349.8 FEET; THENCE NORTH 753.8 FEET; THENCE NORTH 43°26' EAST 440.25 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT 1012.44 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°35' WEST 662.64 FEET; THENCE SOUTH 84° WEST 33 FEET; THENCE SOUTH 21°15' WEST 279.84 FEET; THENCE SOUTH 4° EAST 275.88 FEET; THENCE NORTH 62° EAST 121.44 FEET; THENCE SOUTH 9°40' WEST 1122 FEET; THENCE NORTH 80°03' EAST 26.46 FEET; THENCE SOUTH 0°30' WEST 150 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF THE SPANISH FORK RIVER, WHICH POINT IS THE TRUE POINT OF BEGINNING FOR TRACT #2, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE DESCRIBED TRUE POINT OF BEGINNING; THENCE SOUTH 0°30' WEST 180 FEET; THENCE SOUTH 79° WEST 488.4 FEET; THENCE NORTH 25° WEST 286.44 FEET; THENCE NORTH 85° WEST 108.9 FEET; THENCE NORTH 25° WEST 286.44 FEET; THENCE SOUTH 83° WEST 195 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE NORTH 590 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF THE SPANISH FORK RIVER; THENCE SOUTHEASTERLY ALONG THE BANK OF THE RIVER TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCING WEST 1213.7 FEET AND SOUTH 115.36 FEET FROM EAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; SOUTH 1°2'0" WEST 96.7 FEET; SOUTH 47°7'26" WEST 5.82 FEET; NORTH 54°10'57" WEST 25.85 FEET; SOUTH 47°11'48" WEST 142.64 FEET; SOUTH 0°21'11" WEST 34.95 FEET; SOUTH 47°7'26" WEST 413.5 FEET; SOUTH 38°31'33" WEST 186.54 FEET; NORTH 0°22'0" EAST 149.69 FEET; ALONG A CURVE TO RIGHT(CHORD BEARS: NORTH 51°30'0" EAST 141.81 FEET, RADIUS=788.51 FEET); NORTH 47°7'26" EAST 599 FEET TO BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-6, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 1012.4 FEET WEST, 153.1 FEET NORTH AND NORTH 89°45' WEST 288.42 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 0°43' WEST 193.2 FEET; THENCE SOUTH 89°02' EAST 90.9 FEET; THENCE SOUTH 1°02' WEST 75 FEET, MORE OR LESS, TO A POINT 30.0 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CENTER LINE OF A SOUTHEASTERLY FRONTAGE ROAD INCIDENT TO THE CONSTRUCTION OF SAID PROJECT; THENCE SOUTH 47°07'26" WEST 591 FEET, MORE OR LESS, TO A POINT 30.0 FEET PERPENDICULARLY DISTANT SOUTHEASTERLY FROM THE CENTER LINE OF SAID FRONTAGE ROAD AT ENGINEER STATION 19+98.20; THENCE SOUTHWESTERLY 142 FEET, MORE OR LESS, ALONG THE ARC OF A 788.51 FOOT RADIUS CURVE TO THE LEFT TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 0°22' EAST 432 FEET, MORE OR LESS, TO THE SOUTHEASTERLY RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD; THENCE NORTHEASTERLY 505 FEET, MORE OR LESS, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE TO A NORTH BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE EAST 80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING WEST 1215.43 FEET AND SOUTH 212.01 FEET AND SOUTH 47°07'26" WEST 177.5 FEET FROM EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; SOUTH 21'11" WEST 1930.10 FEET; NORTH 51°17'04" WEST 677.21 FEET; NORTH 2°38'46" EAST 985.31 FEET; NORTH 38°31'33" EAST 307.91 FEET; NORTH 47°07'26" EAST 413.50 FEET TO BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT A POINT 1012.44 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°35' WEST 662.64 FEET; THENCE SOUTH 84° WEST 33 FEET; THENCE SOUTH 21°15' WEST 279.84 FEET; THENCE SOUTH 4° EAST 275.88 FEET; THENCE NORTH 62° EAST 121.44 FEET; THENCE SOUTH 9°40' WEST 1122 FEET; THENCE NORTH 80°03' EAST 26.46 FEET; THENCE SOUTH 0°30' WEST 150 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF THE SPANISH FORK RIVER, WHICH POINT IS THE TRUE POINT OF BEGINNING FOR TRACT #2, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE DESCRIBED TRUE POINT OF BEGINNING; THENCE SOUTH 0°30' WEST 180 FEET; THENCE SOUTH 79° WEST 488.4 FEET; THENCE NORTH 25° WEST 286.44 FEET; THENCE NORTH 85° WEST 108.9 FEET; THENCE NORTH 25° WEST 286.44 FEET; THENCE SOUTH 83° WEST 195 FEET, MORE OR LESS, TO A POINT ON THE RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE NORTH 590 FEET, MORE OR LESS, TO A POINT ON THE SOUTH BANK OF THE SPANISH FORK RIVER; THENCE SOUTHEASTERLY ALONG THE BANK OF THE RIVER TO THE POINT OF BEGINNING.

ALSO LESS EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO. 15-6, BEING PART OF AN ENTIRE TRACT OF PROPERTY, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS APPROXIMATELY 369 FEET WEST AND 786 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89°50' WEST 115.5 FEET; THENCE NORTH 20° EAST 191.4 FEET; THENCE NORTH 65° WEST 255.4 FEET TO THE SOUTHEASTERLY RAILROAD RIGHT OF WAY LINE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE NORTHEASTERLY 381 FEET; MORE OR LESS, ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE EAST BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTH 0°45' WEST 570 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE STATE ROAD COMMISSION OF UTAH.