

WHEN RECORDED, PLEASE RETURN TO:

Blake Bauman  
RAY QUINNEY & NEBEKER, P.C.  
35 SOUTH STATE STREET  
SUITE 1400  
SALT LAKE CITY, UTAH 84111

PARCEL NOS. 58-022-0125, 58-022-0122,  
58-021-0150, 58-021-0144

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective August 20, 2014, is executed by COLLINS BROTHERS OIL COMPANY, LLC, an Illinois limited liability company doing business in Utah as COLLINS BROTHERS OIL COMPANY, whose address is 6260 Tower Road, Plymouth, MI 48170 (the "**Grantor**"), in favor of TANUKI INVESTMENTS, LLC, a Utah limited liability company, whose address is 1099 West South Jordan Parkway, South Jordan, Utah 84095 (hereinafter referred to as "**Grantee**").

#### WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby CONVEYS AND WARRANTS to Grantee, against all claiming by, through or under Grantor, but not otherwise, that certain real property (the "**Real Property**") located in Utah County, Utah, and more particularly described on Exhibit A attached hereto and made a part hereof, together with all improvements located thereon.

THE CONVENYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record shown on Exhibit B attached hereto and any matters which may be disclosed by an accurate survey of the Real Property.

[THREE SIGNATURE PAGES FOLLOW]





COLLINS BROTHERS OIL COMPANY, LLC an Illinois limited liability company, doing business in Utah as COLLINS BROTHERS OIL COMPANY

By: Susan C. Schrader  
Name: Susan C. Schrader  
Its: Manager

STATE OF MICHIGAN )

ss.

COUNTY OF EMMET )

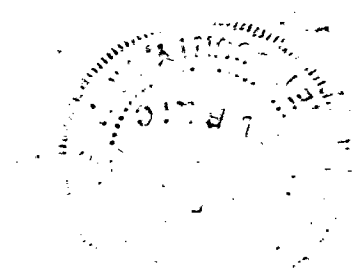
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of August, 2014, by Susan C. Schrader in one or more of the capacities stated above.

Lynette S. Steffens  
NOTARY PUBLIC  
Residing in EMMET COUNTY

My Commission Expires:

7-17-20

**LYNETTE S. STEFFENS**  
Notary Public, Emmet Co., MI  
My Commission Expires: 7-17-2020  
Acting in EMMET Co., MI



**EXHIBIT A**Legal Description of Real Property

That certain real property located in Utah County, Utah, and more particularly described as follows:

**WEST PORTION OF COLLINS PURCHASE**

A Portion of the West Half of Section 10 and West Half of Section 3, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 2969.72 feet and West 1216.19 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S89°40'27"W 1047.25 feet; thence N5°03'04"E 6998.96 feet; thence N89°52'43"E 1644.05 feet; thence S0°17'28"W 304.24 feet to the proposed westerly right-of-way line of Mountain View Corridor; thence along said right-of-way line the following twelve (12) courses: thence southwesterly along the arc of a 1000.00 foot radius non-tangent curve to the left (radius bears: S69°02'57"E) 21.43 feet through a central angle of 1°13'41" (chord: S20°20'12"W 21.43 feet); thence S19°43'22"W 600.87 feet; thence S15°24'52"W 391.36 feet; thence S17°09'12"W 330.78 feet; thence along the arc of a 1229.50 foot radius curve to the left 452.55 feet through a central angle of 21°05'21" (chord: S6°36'32"W 450.00 feet); thence S3°56'09"E 560.76 feet; thence along the arc of a 1085.00 foot radius curve to the right 643.69 feet through a central angle of 33°59'29" (chord: S13°03'36"W 634.29 feet); thence S30°03'20"W 320.30 feet; thence along the arc of a 4000.00 foot radius curve to the left 1453.26 feet through a central angle of 20°48'59" (chord: S19°38'51"W 1445.28 feet); thence S9°14'21"W 197.23 feet; thence along the arc of a 5312.50 foot radius curve to the left 1686.05 feet through a central angle of 18°11'03" (chord: S0°08'50"W 1678.98 feet); thence S8°56'42"E 252.73 feet to the point of beginning.

Contains: ±190.43 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the SW ¼ SW ¼ of Section 3, Township 5 South, Range 1 West, S.L.B.&M., more particularly described as follows:

Beginning at the southeast fence corner of an existing fence surrounding a water tank, which point is 1549.27 feet N89°32'24"W along the section line and 564.31 feet North from the South quarter corner of said Section 3; and running thence along said existing fence the following four (4) courses and distances: (1) N85°19'19"W 200.71 feet; (2) thence N5°06'14"E 200.67 feet; (3) thence S85°06'52"E 200.20 feet; (4) thence S4°57'34"W 199.94 feet to the point of beginning.

Contains: ±0.92 Acres

**NET AREA OF WEST PORTION OF COLLINS PURCHASE: ±189.51 ACRES**

**EXHIBIT B**

Exceptions to Title

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easements or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments and any other facts which a correct survey would disclose, and which are not shown by public records.
5. Patented and unpatented mineral and/or mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this commitment.

(The following affects a portion of the land, together with other land not included herein)

8. Taxes for the year 2014 now a lien, not yet due. Tax Parcel No. 58-022-0125.

(The following affects a portion of the land, together with other land not included herein)

2013 general property taxes were paid in the amount of \$120.41. Tax Parcel No. 58-022-0122.

(The following affects a portion of the land, together with other land not included herein)

9. Taxes for the year 2014 now a lien, not yet due. Tax Parcel No. 58-021-0150.

(The following affects a portion of the land, together with other land not included herein)

2013 general property taxes were paid in the amount of \$117.30. Tax Parcel No. 58-021-0144.

10. Any charge upon the land by reason of its inclusion in Saratoga Springs City.

(The following affects a portion of the land, together with other land not included herein)

11. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded April 21, 2014 as Entry No. 25983:2014 of Official Records.

(The following affects a portion of the land, together with other land not included herein)

12. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded April 21, 2014 as Entry No. 25984:2014 of Official Records.
13. This exception has been deleted and will not appear in a final report or policy to be issued.

(The following affects the Northwesterly portion of the land)

14. An easement over, across or through the land for electric transmission, distribution, telephone and telegraph circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded January 29, 1964 as Entry No. 1517 in Book 961 at Page 621 of Official Records.

(The following affects the Westerly portion of the land)

15. An easement over, across or through the land for electric transmission, distribution, telephone and telegraph circuits and incidental purposes, as granted to Utah Power & Light Company, a corporation, its successors in interest and assigns by Instrument recorded September 02, 1970 as Entry No. 9158 in Book 1191 at Page 462 of Official Records.

(The following affects the Westerly portion of the land)

16. An easement over, across or through the land for utility and incidental purposes, as granted to Eagle Mountain City, a municipal corporation of the State of Utah by Instrument recorded July 12, 2002 as Entry No. 78520:2002 of Official Records.
17. Affidavit Regarding Grantors recorded December 31, 2012 as Entry No. 115822:2012 of Official Records.

18. Order for Formal Adjudication of Intestacy and Determination of Heir and Vesting of Title, Probate No. 13340051 recorded March 5, 2013 as Entry No. 21067:2013 of Official Records.

(The following affects a portion of the land, together with other land not included herein)

19. An unrecorded Lease executed by Collins Brothers Oil Company, as Lessor, and Steve Smith, as Lessee, as disclosed by Application for Assessment and Taxation of Agricultural Land recorded April 21, 2014 as Entry No. 25983:2014 of Official Records.

(The following affects the Westerly portion of the land)

20. Subject to existing access in favor of the City of Saratoga Springs (Recorded access not disclosed of record) The ownership of the Water Tank is described as the excepted parcel under the legal description described in this report.

(The following affects the Westerly portion of the land)

21. The effect of boundary line overlap on the West side of property with Utah Power & Light company. created by Warranty wherein Collins Brothers, a Partnership deed to Utah Power & Light Company, a corporation. as recorded on April 1, 1970, as Entry No. 3080:1970 affect the West Boundary 10-45 feet.
22. Lack of a legal right of access to and from the land.
23. Any prior reservations and/or any minerals in or under said land including, but not limited to metals, oil, gas, coal, stone and mineral rights, mining rights, lease rights and easement rights or other matters relating thereto, whether expressed or implied.
24. Notice of Impending Boundary Action, Creation of the Saratoga Springs Community Development and Renewal Agency recorded May 02, 2012 as Entry No. 36609:2012 of Official Records.

Certificate of Creation recorded May 02, 2012 as Entry No. 36610:2012 of Official Records.

An Ordinance Creating the "Saratoga Springs Community Development and Renewal Agency" Under Title 17C of the Utah Code recorded May 02, 2012 as Entry No. 36612:2012 of Official Records.

25. Subject to all matters as disclosed by the survey created by LEI Engineers Surveyors Planners, Job No. 2013-0902 and dated October 17, 2013





MAIL TAX NOTICES TO:  
TANUKI INVESTMENTS, LLC  
C/O 14034 S 145 E #202  
Draper, UT 84020  
RECORD ONLY

ENT 1460:2020 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2020 Jan 06 1:20 pm FEE 40.00 BY IP  
RECORDED FOR WILDFLOWER MASTER HOA

**SPECIAL WARRANTY DEED**  
CORPORATE

**WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC.**

Grantor,

hereby CONVEY and WARRANT against all claiming by, through or under to

**TANUKI INVESTMENTS, LLC, a Utah limited liability company**

Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of Utah, to-wit

See Attached Exhibit "A"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2020 taxes and thereafter.

WITNESS the hand of said grantor, this 19th day of December, 2019

WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC.

BY: Nathan Shipp  
Its: Manager

STATE OF UTAH )  
 ) :ss  
COUNTY OF Utah )

On the 19<sup>th</sup> day of December, 2019, personally appeared before me who is being duly sworn, Nathan Shipp is the Manager of WILDFLOWER MASTER HOMEOWNERS ASSOCIATION, INC. and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors, and said and duly acknowledged to me that said corporation executed the same.

Katelyn Mickelsen  
NOTARY PUBLIC



**EXHIBIT A**  
(Legal Description)

**WILDFLOWER VILLAGE 1 and 3A ADDITIONAL OPEN SPACE "A" LEGAL DESCRIPTION**

A Portion of the West Half of Section 3 and the West Half of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 3087.09 feet and West 2044.40 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S75°23'00"W 95.40 feet; thence along the arc of a 1041.50 foot radius curve to the left 85.43 feet through a central angle of 4°41'58" (chord: S73°02'01"W 85.40 feet); thence S70°41'02"W 64.33 feet; thence N5°03'04"E 7181.36 feet; thence N89°52'43"E 238.84 feet; thence S5°03'04"W 3218.71 feet; thence N85°06'52"W 30.23 feet; thence S5°06'14"W 200.67 feet; thence S85°19'19"E 30.42 feet; thence S5°03'04"W 942.09 feet; thence southwesterly along the arc of a 432.50 foot radius non-tangent curve to the left (radius bears: S57°24'40"E) 207.87 feet through a central angle of 27°32'16" (chord: S18°49'12"W 205.88 feet); thence S5°03'04"W 2326.77 feet; thence along the arc of a 350.00 foot radius curve to the left 145.66 feet through a central angle of 23°50'41" (chord: S6°52'17"E 144.61 feet); thence along the arc of a 238.19 foot radius curve to the right 58.94 feet through a central angle of 14°10'38" (chord: S11°42'19"E 58.79 feet); thence S4°37'00"E 9.85 feet; thence along the arc of a 15.00 foot radius curve to the right 20.94 feet through a central angle of 80°00'00" (chord: S35°23'00"W 19.28 feet) to the point of beginning.

Contains: ±35.95 Acres

**WILDFLOWER VILLAGE 1 and 3A ADDITIONAL OPEN SPACE "B" LEGAL DESCRIPTION**

A Portion of the West Half of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located S0°11'02"W along the Quarter Section Line 3214.65 feet and West 2039.31 feet from the North 1/4 Corner of Section 10, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence S4°37'00"E 63.15 feet; thence along the arc of a 530.50 foot radius curve to the right 81.55 feet through a central angle of 8°48'29" (chord: S0°12'45"E 81.47 feet); thence S2°31'11"W 84.08 feet; thence along the arc of a 131.00 foot radius curve to the right 32.01 feet through a central angle of 14°00'05" (chord: S9°31'14"W 31.93 feet); thence along the arc of a 542.50 foot radius curve to the right 114.27 feet through a central angle of 12°04'06" (chord: S22°33'19"W 114.06 feet); thence along the arc of a 637.50 foot radius curve to the left 261.90 feet through a central angle of 23°32'18" (chord: S16°49'13"W 260.06 feet); thence S5°03'04"W 1490.80 feet to the south line of said Section 10; thence N89°52'02"W along the Section Line 369.51 feet to the Southwest Corner of said Section 10; thence N0°20'24"E along the Section Line 928.72 feet; thence N33°57'04"E 556.57 feet; thence N5°03'04"E 230.08 feet; thence S69°16'00"E 15.42 feet; thence N20°44'00"E 10.00 feet; thence N69°16'00"W 18.23 feet; thence N5°03'04"E 423.43 feet; thence N75°23'00"E 237.52 feet; thence along the arc of a 15.00 foot radius curve to the right 26.18 feet through a central angle of 100°00'00" (chord: S54°37'00"E 22.98 feet) to the point of beginning.

Contains: ±15.55 Acres

**SUBJECT TO** easements, covenants, restrictions, rights of way, liens, reservations, and any other matters appearing of record, and taxes for the year 2018 and thereafter.

Open Space 35.95 acres

Open Space 15.55 acres

