

Ent 480403 Bk 1300 Pg 564 - 567
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
2020 Jul 06 08:40AM Fee: \$40.00 TC
For: Cottonwood Title Insurance Agency, In
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

SNELL & WILMER L.L.P.
Attn: Wade R. Budge
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

MAIL TAX NOTICES TO:

BENLOCH RANCH LAND COMPANY LLC
2780 N Moose Wilson Road
P.O. Box 1827
Wilson, WY 83014

CTIA 127718-JTF

Parcel Nos: See Exhibit A

SPECIAL WARRANTY DEED

[Phase 1A and Phase 1C]

AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, with an address of 2780 N Moose Wilson Road, Wilson, Wyoming, 83014, Grantor, hereby CONVEYS AND WARRANTS against all who claim by, through, or under the Grantor, to **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with the address stated above, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Wasatch County, Utah, to wit:

See attached Exhibit A

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record.

[Signature and Acknowledgement Follow]

WITNESS the hand of Grantor this 2nd day of July 2020.

GRANTOR:

AJ FIRESIDE PARK CITY LLC,
a Delaware limited liability company

By: [Signature]

Name: Jamie Mackay
Title: President

STATE OF Wyoming)
COUNTY OF Teton)

ss:

The foregoing instrument was acknowledged before me this 30th day of June, 2020, by Jamie Mackay as President of AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company.

[Signature]
NOTARY PUBLIC
Residing at: Jackson, Wyoming

My Commission Expires:
7/5/2020

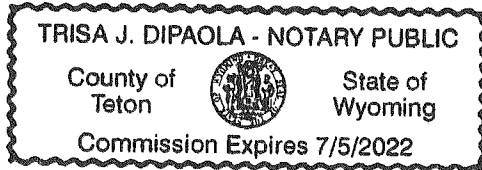


EXHIBIT A
Legal Description

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N89°31'27"E 6017.58 FEET AND S00°28'33"E 632.41 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 5.01 FEET, A DELTA ANGLE OF 01°47'41", A CHORD BEARING OF S55°15'54"E, AND A CHORD LENGTH OF 5.01 FEET; THENCE S54°48'59"E 122.63 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1555.00 FEET, AN ARC LENGTH OF 306.88 FEET, A DELTA ANGLE OF 11°18'26", A CHORD BEARING OF S60°28'12"E, AND A CHORD LENGTH OF 306.38 FEET; THENCE S66°07'25"E 250.14 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 705.00 FEET, AN ARC LENGTH OF 178.14 FEET, A DELTA ANGLE OF 14°28'39", A CHORD BEARING OF S73°21'44"E, AND A CHORD LENGTH OF 177.67 FEET; THENCE S80°36'04"E 288.35 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1305.00 FEET, AN ARC LENGTH OF 1047.45 FEET, A DELTA ANGLE OF 45°59'17", A CHORD BEARING OF S85°14'23"E, AND A CHORD LENGTH OF 1019.56 FEET; (2) N71°17'07"E 64.82 FEET; THENCE S17°19'41"E 42.53 FEET; THENCE S31°03'02"E 99.94 FEET; THENCE S13°12'27"E 123.35 FEET; THENCE S09°37'26"W 160.48 FEET; THENCE S30°23'51"W 123.37 FEET; THENCE S53°40'47"W 95.66 FEET; THENCE S32°51'30"W 152.31 FEET; THENCE S26°42'16"W 140.98 FEET; THENCE S22°48'06"W 181.77 FEET; THENCE S30°45'58"W 160.55 FEET; THENCE S43°20'18"W 137.26 FEET; THENCE S55°46'36"W 157.39 FEET; THENCE S69°06'06"W 158.19 FEET; THENCE S81°37'39"W 138.52 FEET; THENCE N86°37'40"W 136.69 FEET; THENCE N80°00'00"W 59.43 FEET; THENCE N79°18'30"W 209.13 FEET; THENCE N69°54'02"W 98.11 FEET; THENCE N55°36'39"W 115.81 FEET; THENCE N36°10'33"W 176.90 FEET; THENCE N26°58'51"W 76.04 FEET; THENCE N12°34'50"W 76.97 FEET; THENCE S75°44'48"W 29.13 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1117.22 FEET, AN ARC LENGTH OF 246.34 FEET, A DELTA ANGLE OF 12°38'00", A CHORD BEARING OF S82°03'48"W, AND A CHORD LENGTH OF 245.84 FEET; THENCE SOUTH 113.04 FEET; THENCE S17°17'32"W 97.61 FEET; THENCE S29°49'19"W 172.83 FEET; THENCE S48°35'21"W 172.83 FEET; THENCE S67°25'39"W 174.12 FEET; THENCE S86°15'56"W 172.83 FEET; THENCE N78°06'15"W 167.29 FEET; THENCE N69°00'37"W 137.42 FEET; THENCE N53°32'36"W 222.67 FEET; THENCE N12°53'17"W 224.48 FEET; THENCE N23°24'22"E 224.02 FEET; THENCE N62°51'42"E 265.60 FEET; THENCE N53°48'40"E 58.57 FEET; THENCE N37°16'02"W 487.87 FEET; THENCE N05°00'04"W 125.71 FEET; THENCE N06°55'10"E 135.96 FEET; THENCE N19°24'49"E 138.25 FEET; THENCE N31°04'15"E 117.65 FEET; THENCE N43°23'25"E 152.72 FEET; THENCE N61°07'00"E 55.99 FEET; THENCE N61°30'31"E 60.19 FEET; THENCE N60°30'43"E 281.65 FEET; THENCE S33°53'57"E 177.36 FEET; THENCE N80°47'54"E 48.95 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A

RADIUS OF 125.00 FEET, AN ARC LENGTH OF 109.31 FEET, A DELTA ANGLE OF 50°06'15", A CHORD BEARING OF N10°07'54"E, AND A CHORD LENGTH OF 105.86 FEET; THENCE N35°11'22"E 99.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,042,125 SQUARE FEET OR 92.794 ACRES MORE OR LESS.

PARCEL 2:

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AND PART OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32, SAID POINT BEING N89°31'27"E 7182.59 FEET AND S00°28'33"E 51.66 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST (SAID SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST BEING S89°31'27"W 16027.88 FEET FROM THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) N41°30'06"E 80.95 FEET; (2) N41°25'16"E 421.18 FEET; (3) N69°06'21"E 487.23 FEET; (4) N69°11'12"E 547.70 FEET; (5) S88°26'59"E 300.00 FEET; (6) N89°39'42"E 324.08 FEET; (7) N82°24'02"E 333.19 FEET; (8) N59°39'18"E 336.67 FEET; (9) N41°13'03"E 300.01 FEET; (10) N71°54'42"E 779.59 FEET; AND (11) N72°01'10"E 24.25 FEET TO THE EAST LINE OF SAID SECTION 35; THENCE S00°06'29"E ALONG SAID EAST LINE, 1344.16 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°33'35"E ALONG THE NORTH LINE OF SAID SECTION 1 AND 2, 2357.77 FEET; THENCE S05°05'03"W 269.83 FEET; THENCE S00°38'10"W 60.11 FEET; THENCE S01°09'16"W 1703.31 FEET; THENCE WEST 2000.38 FEET; THENCE N51°00'19"W 1621.72 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TALISMAN PARKWAY; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 208.37 FEET, A DELTA ANGLE OF 33°37'49", A CHORD BEARING OF N57°01'38"W, AND A CHORD LENGTH OF 205.39 FEET; (2) N73°50'33"W 320.44 FEET; (3) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 620.00 FEET, AN ARC LENGTH OF 377.39 FEET, A DELTA ANGLE OF 34°52'31", A CHORD BEARING OF S88°43'12"W, AND A CHORD LENGTH OF 371.59 FEET; (4) S71°16'56"W 854.76 FEET; AND (5) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1195.00 FEET, AN ARC LENGTH OF 1252.19 FEET, A DELTA ANGLE OF 60°02'16", A CHORD BEARING OF N78°41'56"W, AND A CHORD LENGTH OF 1195.68 FEET; THENCE N20°46'27"E 809.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,056,044 SQUARE FEET OR 253.812 ACRES MORE OR LESS.

(Tax Parcel and Serial Nos: 00-0020-4219, OWC-0456-3-002-035; 00-0020-6338, OWC-0456-4-002-035; 00-0020-9370, OWC-0457-8-003-035; 00-0015-5338, OWC-0457-3-003-035; 00-0020-6342, OWC-0457-6-003-035; 00-0020-6341, OWC-0457-5-003-035; 00-0020-9372, OWC-0456-7-002-035; 00-0020-9572, OWC-0180-4-035-025; 00-0020-9371, OWC-0181-2-035-025; 00-0013-9027, OWC-0181-0-035-025; 00-0020-9040, OWC-0456-6-002-035; 00-0020-2698, OWC-0455-2-001-035; 00-0020-7784, OWC-0455-3-001-035)

WHEN RECORDED RETURN TO:

Holland & Hart LLP
P.O. Box 68
Jackson, WY 83001
Attn: Brad Flynt

MAIL TAX NOTICES TO:

BENLOCH RANCH LAND COMPANY LLC
3255 W. 500 S.
Salt Lake City, Utah 84101

CT1A 127718-A-JTF

Affects Parcel Nos: 00-0020-4219, 00-0020-9372, 00-0020-9572, 00-0020-9040,
00-0020-2698, 00-0021-5546, 00-0021-5547, 00-0021-5548,
00-0021-5549, 00-0021-5552, 00-0021-5553, 00-0021-5554,
00-0021-5555, 00-0021-5556, 00-0021-5557, 00-0021-5558 and
00-0021-5559

SPECIAL WARRANTY DEED

[Phase 1A and Phase 1C]

AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company, and **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with an address of 2780 N Moose Wilson Road, Wilson, Wyoming, 83014, Grantors, hereby CONVEY AND WARRANT against all who claim by, through, or under the Grantors, to **BENLOCH RANCH LAND COMPANY, LLC**, a Utah limited liability company, with the address stated above, Grantee, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in Wasatch County, Utah, to wit:

See attached Exhibit A

SUBJECT TO current taxes and assessments and all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record.

[Signature and Acknowledgement Follow]

WITNESS the hand of said Grantor, this 2nd day of April, 2021.

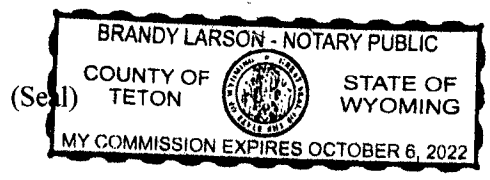
GRANTOR:

AJ Fireside Park City LLC,
a Delaware limited liability company

By: Jamie Mackay
Name: Jamie Mackay
Title: President

STATE OF Wyoming)
 : ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 2nd day of April, 2021, by Jamie Mackay, as President of AJ Fireside Park City LLC, a Delaware limited liability company.



Brandy Larson
Notary Public

WITNESS the hand of said Grantor, this 2nd day of April, 2021.

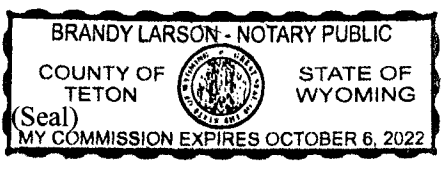
GRANTOR:

Benloch Ranch Land Company, LLC,
a Utah limited liability company

By: J. Mackay
Name: Jamie Mackay
Title: President

STATE OF Wyoming)
) : ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 2nd day of April, 2021, by Jamie Mackay, as President of Benloch Ranch Land Company, LLC, a Utah limited liability company.



Brandy Larson
Notary Public

EXHIBIT A
Legal Description

The following tracts of land in the County of Wasatch, State of Utah:

Parcel 1:

Part of the Northeast and Northwest quarters of Section 2, the Northeast quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of Benloch Ranch Road, said point being North 89°31'27" East 6017.58 feet and South 00°28'33" East 632.41 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project), and running thence along said Southerly right of way line the following seven (7) courses: (1) along a non-tangent curve turning to the right with a radius of 320.00 feet, an arc length of 5.01 feet, a delta angle of 00°53'50", a chord bearing of South 55°15'54" East, and a chord length of 5.01 feet; (2) South 54°48'59" East 122.63 feet; (3) along a tangent curve turning to the left with a radius of 1555.00 feet, an arc length of 306.88 feet, a delta angle of 11°18'26", a chord bearing of South 60°28'12" East, and a chord length of 306.38 feet; (4) South 66°07'25" East 250.14 feet; (5) along a tangent curve turning to the left with a radius of 705.00 feet, an arc length of 178.14 feet, a delta angle of 14°28'39", a chord bearing of South 73°21'44" East, and a chord length of 177.67 feet; (6) South 80°36'04" East 756.52 feet; and (7) along a tangent curve turning to the left with a radius of 1315.00 feet, an arc length of 613.39 feet, a delta angle of 26°43'33", a chord bearing of North 86°02'06" East, and a chord length of 607.84 feet; thence South 17°19'41" East 73.31 feet; thence South 31°03'02" East 99.94 feet; thence South 13°12'27" East 123.35 feet; thence South 09°37'26" West 160.48 feet; thence South 30°23'51" West 123.37 feet; thence South 52°15'06" West 102.40 feet; thence South 26°59'52" West 488.46 feet; thence South 31°59'27" West 146.05 feet; thence South 44°19'13" West 146.05 feet; thence South 56°38'59" West 146.05 feet; thence South 68°58'46" West 146.05 feet; thence South 81°18'32" West 146.05 feet; thence North 86°55'42" West 136.73 feet; thence North 79°18'30" West 268.60 feet; thence North 69°54'02" West 98.11 feet; thence North 55°36'39" West 115.81 feet; thence North 36°10'33" West 176.90 feet; thence North 26°58'51" West 76.04 feet; thence North 12°34'50" West 76.97 feet; thence South 75°44'48" West 29.13 feet; thence along a tangent curve turning to the right with a radius of 1117.22 feet, an arc length of 246.34 feet, a delta angle of 12°38'00", a chord bearing of South 82°03'48" West, and a chord length of 245.84 feet; thence South 113.04 feet; thence South 17°17'32" West 97.61 feet; thence South 29°49'19" West 172.83 feet; thence South 48°35'21" West 172.83 feet; thence South 67°25'39" West 174.12 feet; thence South 86°15'56" West 172.83 feet; thence North 78°06'15" West 167.29 feet; thence North 69°00'37" West 137.42 feet; thence North 53°32'36" West 222.67 feet; thence North 12°53'17" West 224.48 feet; thence North 23°24'22" East 224.02 feet; thence North 62°51'42" East 265.60 feet; thence North 53°48'40" East 58.57 feet; thence North 37°16'02" West 487.87 feet; thence North 05°00'04" West 125.71 feet; thence North 06°55'10" East 135.96 feet; thence North 19°24'49" East 138.25 feet; thence North 31°04'15" East 117.65 feet; thence North 43°23'25" East 152.72 feet; thence North 61°07'00" East 55.99 feet; thence North 61°30'31" East 60.19 feet; thence North 60°30'43" East 281.65 feet; thence South 33°53'57" East 177.36 feet; thence North 80°47'54" East 48.95 feet; thence along a non-tangent curve turning to the right with a radius of 125.00 feet, an arc length of 109.31 feet, a delta angle of 50°06'15", a chord bearing of North 10°07'54" East, and a chord length of 105.86 feet; thence North 35°11'22" East 99.40 feet to the point of beginning.

[continued on following page]

Parcel 2:

Part of the North half of Section 2 and the Northwest quarter of Section 1, Township 3 South, Range 5 East, and part of the South half of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, U.S. Survey, described as follows:

Beginning at a point on the Southerly right of way line of S.R. 32, said point being North 89°31'27" East 7546.18 feet and North 00°28'33" West 332.51 feet from a found brass cap monument at the Southwest corner of Section 34, Township 2 South, Range 5 East (said Southwest corner of Section 34, Township 2 South, Range 5 East being South 89°31'27" West 16027.88 feet from the Northeast corner of Section 1, Township 3 South, Range 5 East and being the basis of bearings for this project); thence along the Southerly right of way line of S.R. 32 the following eleven (11) courses: (1) North 69°06'21" East 582.54 feet; (2) North 69°12'39" East 422.32 feet; (3) South 88°26'59" East 300.00 feet; (4) North 89°39'42" East 324.08 feet; (5) North 82°24'02" East 333.19 feet; (6) North 59°39'18" East 336.67 feet; (7) North 41°13'03" East 300.01 feet; (8) North 71°55'29" East 195.18 feet; (9) North 71°56'08" East 237.32 feet; (10) North 71°53'17" East 347.09 feet; and (11) North 72°01'10" East 24.25 feet; thence South 00°06'29" East 1344.16 feet; thence North 89°33'35" East 2357.77 feet; thence South 05°05'03" West 269.83 feet; thence South 00°38'10" West 60.11 feet; thence South 01°09'16" West 1673.29 feet; thence North 90°00'00" West 3362.43 feet; thence North 14°22'39" West 186.51 feet; thence along a tangent curve turning to the right with a radius of 245.00 feet, an arc length of 214.39 feet, a delta angle of 50°08'16", a chord bearing of North 10°41'26" East, and a chord length of 207.62 feet; thence North 35°45'34" East 258.55 feet; thence along a tangent curve turning to the left with a radius of 355.00 feet, an arc length of 679.09 feet, a delta angle of 109°36'10", a chord bearing of North 19°02'28" West, and a chord length of 580.18 feet; thence North 73°50'33" West 320.44 feet; thence along a tangent curve turning to the left with a radius of 620.00 feet, an arc length of 377.39 feet, a delta angle of 34°52'31", a chord bearing South 88°43'12" West, and a chord length of 371.59 feet; thence South 71°16'56" West 805.33 feet; thence along a tangent curve turning to the right with a radius of 1205.00 feet, an arc length of 591.33 feet, a delta angle of 28°07'00", a chord bearing of South 85°20'26" West, and a chord length of 585.41 feet; thence North 80°36'04" West 388.71 feet; thence North 09°23'56" East 13.88 feet; thence along a tangent curve turning to the right with a radius of 95.00 feet, an arc length of 76.64 feet, a delta angle of 46°13'13", a chord bearing of North 32°30'33" East, and a chord length of 74.57 feet; thence North 55°37'09" East 115.57 feet; thence along a tangent curve turning to the left with a radius of 190.00 feet, an arc length of 317.88 feet, a delta angle of 95°51'29", a chord bearing of North 07°41'25" East, and a chord length of 282.08 feet; thence North 40°14'20" West 81.39 feet; thence along a tangent curve turning to the right with a radius of 120.00 feet, an arc length of 103.96 feet, a delta angle of 49°38'16", a chord bearing of North 15°25'12" West, and a chord length of 100.74 feet; thence North 09°23'56" East 56.96 feet; thence along a tangent curve turning to the right with a radius of 170.00 feet, an arc length of 188.66 feet, a delta angle of 63°35'09", a chord bearing of North 41°11'31" East, and a chord length of 179.13 feet; thence North 72°52'40" East 359.41 feet; thence along a non-tangent curve turning to the left with a radius of 155.00 feet, an arc length of 422.46 feet, a delta angle of 156°09'47", a chord bearing of North 05°03'41" West, and a chord length of 303.32 feet; thence North 83°08'34" West 80.15 feet; thence along a tangent curve turning to the right with a radius of 70.00 feet, an arc length of 71.15 feet, a delta angle of 58°14'16", a chord bearing of North 54°01'27" West, and a chord length of 68.13 feet; thence North 24°54'19" West 84.46 feet to the point of beginning.