

314/5

WHEN RECORDED MAIL TO:
Blue Peak Holdings, LLC
520 South 850 East, Ste A4
Lehi, UT 84043



ENT 133425:2021 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2021 Jul 30 1:44 pm FEE 314.00 BY AS
RECORDED FOR COTTONWOOD TITLE

SPECIAL WARRANTY DEED

Tax Parcels: 34-694-0101 through 34-694-0162, inclusive
34-695-0163 through 34-695-0231, inclusive
34-696-0101 through 34-696-0126, inclusive
34-697-0413 through 34-694-0418, inclusive
13-069-0014, 13-069-0015, 13-068-0013, 13-068-0010, 13-068-0011, 13-069-0018,
13-069-0017, 13-069-0013, 35-280-0007, 45-221-0005, 45-221-0013 & 35-280-0004

Mail Recorded Deed and Tax Notice To:
Blue Peak Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A4
Lehi, UT 84043



File No.: 146971-DMP

SPECIAL WARRANTY DEED

Left Turn LLC, a Utah limited liability company, as to Parcels 1, 2 and 3 and 5 and AF10, LLC, a Utah limited liability company, as to Parcel 4 and AF PD LLC, a Utah limited liability company, as to Parcel 5

GRANTOR(S) of Lehi, 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

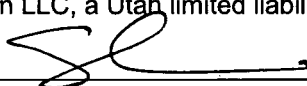
TAX ID NO.: 13-069-0014, 13-069-0015, 13-068-0013, 13-068-0010, 13-068-0011, 13-069-0018, 13-069-0017, 13-069-0013, 35-280-0007, 45-221-0005, 45-221-0013 and 35-280-0004 (for reference purposes only)

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.

[Signature on following page]

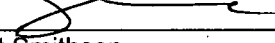
Dated this 29th day of July, 2021.

Left Turn LLC, a Utah limited liability company

BY: 

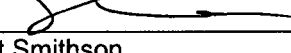
Scott Smithson
Manager

AF 10, LLC, a Utah limited liability company

BY: 

Scott Smithson
Manager

AF PD LLC, a Utah limited liability company


BY: 

Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Left Turn LLC, a Utah limited liability company.



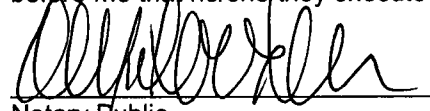
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AF 10, LLC, a Utah limited liability company.



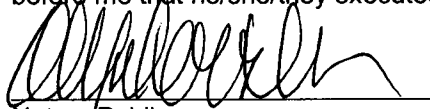
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 29th day of July, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AF PD LLC, a Utah limited liability company.



Notary Public

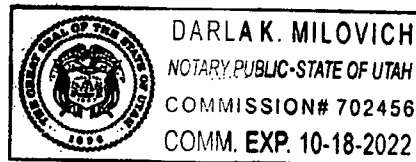


EXHIBIT A
Legal Description

PARCEL 1:

Lots 101 through 162, inclusive, AF CROSSINGS PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128395:2021, Map Filing #17813 in the office of the Utah County Recorder.

PARCEL 2:

Lots 163 through 231, inclusive, AF CROSSINGS PLAT "B", according to the official plat thereof recorded July 21, 2021 as Entry No. 128396:2021, Map Filing #17814 in the office of the Utah County Recorder.

PARCEL 3:

Lots 413 through 418, inclusive, AF CROSSINGS PLAT "G", according to the official plat thereof recorded July 28, 2021 as Entry No. 132057:2021, Map Filing No. 17825 in the office of the Utah County Recorder.

PARCEL 4:

Lots 101, 102, 103, 104, 105A, 105B, 106, 107A, 107B and 108, AF 10 PLAT "A", according to the official plat thereof recorded July 21, 2021 as Entry No. 128397:2021, Map Filing #17815 in the office of the Utah County Recorder.

PARCEL 5:

Beginning at a point located South 98.97 feet and West 620.35 feet from the South quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 65°08'00" West 73.40 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 18.90 feet (curve having a central angle of 72°12'34" and long chord bears North 29°04'05" West 17.68 feet); thence North 89°37'30" West 8.03 feet; thence along the arc of a 636.00 foot radius curve to the left a distance of 58.14 feet (curve having a central angle of 05°14'17" and long chord bears North 04°32'31" East 58.12 feet); thence South 88°04'38" East 127.10 feet; thence South 25°49'32" West 111.15 feet to the point of beginning.

Basis of bearing is North 89°52'20" East along section line from the South quarter corner of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, to the Southeast corner of said Section 22. (NAD 83)

Mail Recorded Deed and Tax Notice To:
Blue Peak Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A4
Lehi, UT 84043



File No.: 141764-DMP

SPECIAL WARRANTY DEED

AF PD LLC, a Utah limited liability company, Left Turn, LLC, a Utah Limited Liability Company, and AF10, LLC, a Utah limited liability company

GRANTOR(S) of Lehi, 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.: 35-280-0007, 35-280-0008, 13-068-0011, 13-069-0013, 45-221-0005, 35-280-0004 and 35-280-0009 (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.

[Signature on following page]

Dated this 24 day of August, 2021.

AF PD LLC, a Utah limited liability company

BY: [Signature]
Scott Smithson
Manager

Left Turn, LLC, a Utah Limited Liability Company

BY: [Signature]
Scott Smithson
Manager

AF10, LLC, a Utah limited liability company

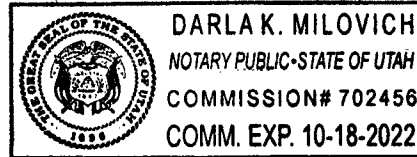
BY: [Signature]
Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On 24 day of August, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AF PD LLC, a Utah limited liability company.

[Signature]
Notary Public

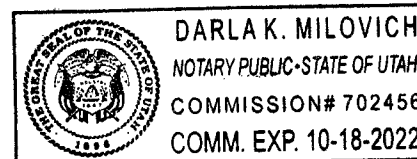


STATE OF UTAH

COUNTY OF SALT LAKE

On 24 day of August, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AF 10 LLC, a Utah limited liability company.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On 24 day of August, 2021, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Left Turn, LLC, a Utah limited liability company.



Notary Public

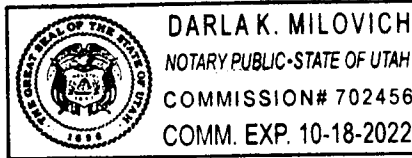


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT LOCATED SOUTH 197.38 FEET AND WEST 817.04 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 65°08'00" WEST 124.96 FEET; THENCE NORTH 01°02'00" EAST 53.18 FEET; THENCE NORTH 89°57'21" WEST 3.43 FEET; THENCE NORTH 01°03'29" EAST 65.35 FEET; THENCE SOUTH 65°08'00" EAST 150.73 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.64 FEET (CURVE HAVING A CENTRAL ANGLE OF 78°49'50" AND LONG CHORD BEARS S25°43'05"E 19.05 FEET); THENCE ALONG THE ARC OF 564.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.59 FEET (CURVE HAVING A CENTRAL ANGLE OF 09°42'39" AND LONG CHORD BEARS S18°33'09"W 95.48 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

PARCEL 2:

BEGINNING AT A POINT LOCATED NORTH 388.47 FEET AND WEST 770.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 361.81 FEET; THENCE ALONG THE ARC OF A 556.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.28 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°41'07" AND LONG CHORD BEARS S01°50'43"W 36.27 FEET); THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 29.11 FEET (CURVE HAVING A CENTRAL ANGLE OF 111°10'44" AND LONG CHORD BEARS S59°16'38"W 24.75 FEET); THENCE NORTH 65°08'00" WEST 99.14 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 20.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 80°00'00" AND LONG CHORD BEARS N25°08'00"W 19.28 FEET); THENCE NORTH 14°52'00" EAST 25.45 FEET; THENCE ALONG THE ARC OF 181.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 46.96 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°51'51" AND LONG CHORD BEARS N07°26'04"E 46.83 FEET); THENCE NORTH 00°00'09" EAST 281.85 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.81 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS N45°29'06"E 21.39 FEET); THENCE SOUTH 89°01'56" EAST 78.01 FEET; THENCE ALONG THE ARC OF 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.31 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°02'05" AND LONG CHORD BEARS S44°30'54"E 21.03 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

PARCEL 3:

BEGINNING AT A POINT LOCATED NORTH 498.62 FEET AND WEST 770.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'09" WEST 18.14 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.82 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°57'55" AND LONG CHORD BEARS S45°29'06"W 21.39 FEET); THENCE NORTH 89°01'56" WEST 136.73 FEET; THENCE NORTH 01°03'29" EAST 122.86 FEET; THENCE SOUTH 89°01'46" EAST 60.25 FEET; THENCE ALONG THE ARC OF 91.00 FOOT RADIUS CURVE

TO THE RIGHT A DISTANCE OF 141.41 FEET (CURVE HAVING A CENTRAL ANGLE OF 89°01'55" AND LONG CHORD BEARS S44°30'49"E 127.60 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

PARCEL 4:

BEGINNING AT A POINT LOCATED NORTH 18.60 FEET AND WEST 459.01 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 243.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.63 FEET (CURVE HAVING A CENTRAL ANGLE OF 06°45'04" AND LONG CHORD BEARS S04°20'18"W 28.62 FEET); THENCE NORTH 84°19'13" WEST 111.29 FEET; THENCE NORTH 88°04'38" WEST 127.10 FEET; THENCE ALONG THE ARC OF 636.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 21.32 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°55'13" AND LONG CHORD BEARS N00°57'46"E 21.32 FEET); THENCE NORTH 00°00'09" EAST 308.48 FEET; THENCE SOUTH 89°59'51" EAST 142.79 FEET; THENCE SOUTH 01°00'26" WEST 125.15 FEET; THENCE NORTH 89°59'55" EAST 28.02 FEET; THENCE SOUTH 209.99 FEET; THENCE SOUTH 89°59'26" EAST 60.00 FEET; THENCE NORTH 210.00 FEET; THENCE NORTH 89°59'55" EAST 14.18 FEET; THENCE SOUTH 00°57'46" WEST 191.44 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE AND MERIDIAN, TO THE SOUTHEAST CORNER OF SAID SECTION 22. (NAD 83)

PARCEL 5:

LOTS A-01, A-02, A-03, A-04, A-05, A-06, B-07, B-08, B-09, B-10, B-11, C-12, C-13, C-14, C-15, C-16 AND C-17, **AF 10 PLAT "A"**, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 21, 2021 AS ENTRY NO. 128397:2021, MAP FILING NO. 17815 IN THE OFFICE OF THE UTAH COUNTY RECORDER.