

EXHIBIT "A"

PARCEL 118

Beginning at a point being the Southwest corner of Section 16, Township 4 South, Range 1 West, South Lake Base and Meridian, and running thence North 0*24'47" East 1310.84 feet; thence South 89*23'58" East 330.47 feet; thence South 0*24'4" West 1310.84 feet; thence North 89*23'58" West 330.47 feet to the point of beginning.

Tax Parcel No.: 33-16-300-0009

PARCEL 119

Beginning at a point South 89*23'58" East 330.47 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0*24'47" East 1310.84 feet; thence South 89*23'58" East 330.47 feet; thence South 0*24'04" West 1310.47 feet; thence North 89*23'58" West 330.47 feet to the point of beginning.

Tax Parcel No.: 33-16-300-010

PARCEL 38A

All of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian. LESS AND EXCEPTING therefrom the Northeasterly 20.61 acres of land of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8, more particularly described as the Easterly 1150.17 feet and the Northerly 810.11 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 8, less and excepting that portion which is East of the West Bank of the Welby Jacob Canal right of way more particularly described as follows: Commencing from the Northeast corner of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 8, thence South 89*24'31" West, along the East-West quarter of the quarter line, 187.92 feet more or less, to a point on the West bank of the Welby Jacob Canal; thence South 27*21'45" East, along said West bank, 403.56 feet, more or less, to a point on the North-South quarter of the quarter line: thence North 00*23'07" East along said line 360.36 feet more or less to the point of commencement. ALSO, LESS AND EXCEPTING therefrom any portion lying within the bounds of the Welby Jacob Canal right of way.

Tax Parcel No.: 33-08-400-024

Mail Recorded Deed and Tax Notice To:
Wasatch South Hills Development Co., LLC
Attn: John Lindsley
299 South Main Street, Suite 2400
Salt Lake City, UT 84111

13279248
5/26/2020 9:31:00 AM \$40.00
Book - 10949 Pg - 306-307
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.



File No.: 118451-ETB

SPECIAL WARRANTY DEED

Staker and Parson Companies, a Utah corporation also known as Staker & Parson Companies, a Utah corporation

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

Wasatch South Hills Development Co., LLC, a Utah limited liability company

GRANTEE(S) of Logan, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-17-400-013, 33-21-100-019, 33-20-200-008, 33-20-200-009 and 33-21-100-025 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

Dated this 22nd day of May, 2020

Staker and Parson Companies, a Utah corporation

BY: 
Travis Canfield, Vice President

STATE OF Utah

COUNTY OF Weber

On the 22nd day of May, 2020, personally appeared before me Travis Canfield, who being by me duly sworn did say that he is the Vice President of Staker and Parson Companies, a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Staker and Parson Companies, a Utah corporation acknowledged to me that said corporation executed the same.


Notary Public

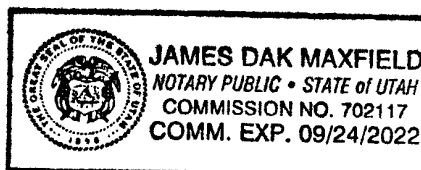


EXHIBIT A
Legal Description

A PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20, AND 21 OF TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°28'20" WEST ALONG THE SECTION LINE 140.22 FEET TO THE POINT OF A NON-TANGENT 200.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 33.47 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 19°21'20" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°35'15" (WHICH LONG CHORD BEARS NORTH 75°26'18" EAST 33.43 FEET) TO A POINT ON A 500.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHEASTERLY 385.01 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°07'09" (WHICH LONG CHORD BEARS NORTH 58°11'35" EAST 375.57 FEET); THENCE NORTH 36°07'53" EAST 286.80 FEET TO A POINT ON A 300.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 164.96 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT (WHICH RADIUS POINT BEARS NORTH 36°07'53" EAST) THROUGH A CENTRAL ANGLE OF 31°30'18" (WHICH LONG CHORD BEARS SOUTH 69°37'16" EAST 162.86 FEET); THENCE SOUTH 85°22'21" EAST 409.26 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 329.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°47'00" (WHICH LONG CHORD BEARS SOUTH 66°28'51" EAST 323.78 FEET); THENCE SOUTH 47°46'30" EAST 92.37 FEET; THENCE NORTH 61°43'40" EAST 1,907.23 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 366.57 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 57°21'58" EAST) TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°30'26" (WHICH LONG CHORD BEARS SOUTH 58°53'15" EAST 353.88 FEET); THENCE SOUTH 00°38'13" WEST 796.71 FEET; THENCE SOUTH 89°08'29" EAST 661.42 FEET; THENCE SOUTH 00°05'40" EAST 823.94 FEET; THENCE NORTH 89°34'37" WEST 722.94 FEET; THENCE SOUTH 00°11'00" EAST 354.66 FEET TO A POINT OF A 400.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 242.87 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 08°44'57" EAST) TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°47'21" (WHICH LONG CHORD BEARS NORTH 63°51'22" WEST 239.16 FEET) TO A POINT ON A 250.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 163.62 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 37°29'59" (WHICH LONG CHORD BEARS NORTH 65°12'41" WEST 160.72 FEET); THENCE NORTH 83°57'41" WEST 387.98 FEET TO A POINT ON A 450.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 295.95 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°40'53" (WHICH LONG CHORD BEARS NORTH 65°07'14" WEST 290.64 FEET) TO THE POINT ON A 800.00 FOOT RADIUS REVERSE CURVE; THENCE NORTHWESTERLY 847.79 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 60°43'06" (WHICH LONG CHORD BEARS NORTH 76°38'21" WEST 808.67 FEET); THENCE SOUTH 73°00'06" WEST 202.74 FEET TO THE POINT ON A 400.00 FOOT RADIUS CURVE; THENCE WESTERLY 260.28 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°16'56" (WHICH LONG CHORD BEARS NORTH 88°21'26" WEST 255.71 FEET); THENCE NORTH 69°42'58" WEST 28.01 FEET TO A POINT ON A 800.00 FOOT RADIUS CURVE; THENCE WESTERLY 365.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 26°08'32" (WHICH LONG CHORD BEARS NORTH 82°47'14" WEST 361.85 FEET); THENCE SOUTH 84°08'30" WEST 155.21 FEET TO A POINT ON A 500.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 386.72 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°18'55" (WHICH LONG CHORD BEARS NORTH 73°42'02" WEST 377.16 FEET); THENCE NORTH 51°32'34" WEST 86.70 FEET; THENCE NORTH 00°40'49" WEST 433.79 FEET TO THE POINT OF BEGINNING.

13665215
5/17/2021 12:49:00 PM \$40.00
Book - 11175 Pg - 5156-5158
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Mail Recorded Deed and Tax Notice To:
Wasatch South Hills Development Co., LLC, a Utah limited liability company
595 S Riverwoods Pkwy, Ste 400
Logan, UT 84321



File No.: 141808-CAB

WARRANTY DEED

Staker & Parson Companies, a Utah corporation

GRANTOR(S) of Ogden, State of Utah, hereby Conveys and Warrants to

Wasatch South Hills Development Co., LLC, a Utah limited liability company

GRANTEE(S) of Logan, 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 **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 33-16-300-033 (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 5th day of May, 2021.

Staker & Parson Companies, a Utah corporation

BY: 
Travis Canfield
Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 5th day of May, 2021, before me, personally appeared Travis Canfield, 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 as Vice President on behalf of Staker & Parson Companies, a Utah corporation.


Notary Public

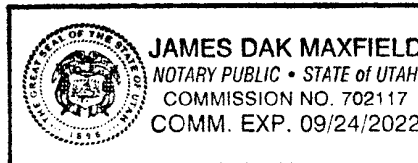


EXHIBIT A
Legal Description

Beginning at a point South 89°23'58" East 660.94 feet from the Southwest corner of Section 16, Township 4 South, Range 1 West, Salt Lake Base & Meridian and running Thence North 0°24'47" East 1310.84 feet; Thence South 89°23'58" East 330.47 feet; Thence South 0°24'47" West 1310.84 feet; Thence North 89°23'58" West 330.47 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land conveyed to the Utah Department of Transportation, as disclosed by that certain Warranty Deed recorded July 15, 2010 as Entry No. 10991089 in Book 9841 at Page 243 in the Salt Lake County Recorder's office, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the SW¼SW¼ of Section 16, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 991.40 ft. (991.41 ft. record) S. 89°23'58" E. along the section line and 1,315.45 ft. N. 0°24'49" E. (1,310.84 ft. N. 0°24'4" E. record) from the Southwest Corner of said Section 16; and running thence S. 0°24'49" W. (S. 0°24'4" W. record) 17.18 ft. along the easterly boundary line to a point 231.13 ft. perpendicularly distant southwesterly from the Mountain View Corridor Right of Way Control Line, of said project, opposite approximate Engineer Station 880+41.79; thence N. 41°53'59" W. 23.21 ft. to a point in the northerly boundary of said entire tract at a point 225.10 ft. perpendicularly distant southwesterly from said control line opposite approximate Engineer Station 880+64.21; thence S. 89°38'59" E. (S. 89°23'58" E. record) 15.63 ft. along said northerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

(Note: Rotate all bearings in the above description 0°15'29" clockwise to match the above said Right of Way Control Line.)