

Mail Recorded Deed and Tax Notice To:  
LSL Property Holdings, LLC, a Utah limited liability company  
520 South 850 East, Ste A3  
Lehi, UT 84043



File No.: 151385-DMP

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## SPECIAL WARRANTY DEED

**Blue Peak Holdings, 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

**LSL Property 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.:** 13-068-0028, 13-069-0033, 35-280-0008, 35-280-0009, 35-280-0021 and 35-280-0023 (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]*

*2021 okm*  
Dated this ~~10~~<sup>19</sup>th day of November, 2021.

Blue Peak Holdings, LLC, a Utah limited liability company

BY: *Jacob M Horan*  
Jacob M Horan  
Manager

STATE OF UTAH

COUNTY OF UTAH

*19th 2021 okm*  
On this ~~10~~<sup>19</sup> day of November, 2021, before me, personally appeared Jacob M Horan, 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 Blue Peak Holdings, LLC, a Utah limited liability company.

*Darla K. Milovich*  
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.