

WHEN RECORDED, MAIL TO:
and MAIL TAX NOTICE TO:
AJ Fireside Park City, LLC
P.O. Box 1749
Wilson, WY 83014

18-012619

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, JORDANELLE SPECIAL SERVICE DISTRICT, a body corporate and politic ("Grantor"), hereby conveys and warrants against any and all claiming by, through or under it, to AJ FIRESIDE PARK CITY LLC, a Delaware limited liability company ("Grantee"), whose address is whose address is P.O. Box 1749, Wilson, Wyoming 83014, the real property described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property"), which Property is located in Wasatch County, Utah.

SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants and other matters of public record, (ii) all gas, water, and mineral rights of others, (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property, (iv) the lien of ad valorem real estate taxes for the then-current year, and (v) all matters of record, which may now affect the Property.

(Signature Page Follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 18th day of January, 2018.

GRANTOR:

JORDANELLE SPECIAL SERVICE DISTRICT,
a body corporate and politic

By: *Rondall Phillips*
Rondall Phillips, Manager

STATE OF UTAH)
):ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 18th day of January, 2018, by Rondall Phillips, the Manager of Jordanelle Special Service District, a body corporate and politic.



M Boynton

NOTARY PUBLIC

Residing at: 201 S. Main St. #800 Salt Lake City UT 84111

My Commission Expires:

Oct. 11, 2021

Exhibit "A"
to
Special Warranty Deed

Legal Description of Property

(Attached)

EXHIBIT "A"**Tract 1 - Cummings (Amended Legal Description December 5, 2017)****Parcel 1:**

The Southwest quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian,

Excepting therefrom the following described property:

The Westerly 190 feet.

The following is shown for informational purposes only: Tax Parcel No. 00-0021-0644, Tax Serial No. OWC-0458-5-003-035

Parcel 2:

That portion of the following described property lying South of the Southerly Boundary of State Highway 32:

Lot 2, located within Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

EXCEPTING therefrom that portion being conveyed to Cummings Land and Livestock, LLC by Quit Claim Deed recorded December 5, 2017 as Entry No. 445997 in Book 1209 at Page 614 of Official Records.

The following is shown for informational purposes only: Tax Parcel No. 00-0021-0645, Tax Serial No. OWC-0458-6-003-035

Parcel 3:

The East half of the South half of the South West quarter of the Southwest quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian

Less and Excepting therefrom:

A rectangle located along the west edge of said property running the entire length of said property in a North South direction with such width in an East West direction so that said rectangle contains 2 acres.

The following is shown for informational purposes only: Tax Parcel No. 00-0014-6295, Tax Serial No. OWC-0176-2-034-025

Less and Excepting any portion of the following described property that may lie within the bounds of the above described parcel:

A parcel of land located in the Southwest Quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and the Northwest Quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point on the south line of the Northwest Quarter of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian and the west line of property described in that certain Warranty Deed recorded February 09, 2005 as Entry No. 279713 in Book 6735 at page 593 of the Wasatch County Records, said point being East 190.49 feet from the West Quarter Corner of said Section 3, and thence along said west line North 2,119.60 feet to the southerly right-of-way line of U.S. Highway 40; thence along said southerly right-of-way line the following 5 courses: North 31°55'45" East 94.73 feet, North 43°56'57" East 364.59 feet, North 64°08'26" East 548.33 feet, North 83°40'01" East 292.62 feet and South 82°42'33" East 42.46 feet to the east line of property described in that certain Warranty Deed recorded February 09, 2005 as Entry No. 279711 in Book 6735 at page 588 of said records; thence along said east line South 88.54 feet to the north line of said Section 3; thence along said north line East 749.63 feet to said southerly right-of-way line of U.S. Highway 40; thence along said southerly right-of-way line South 86°12'15" East

571.62 feet to the east line of said Northwest Quarter of Section 3; thence South 2,602.16 feet to the Center Quarter corner of said Section 3; thence West 2,449.51 feet to the point of beginning.

Tract 2 - Christensen

Parcel 1:

Beginning at the Northwest Corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South along the Section Line 34 chains to the center of a 4 link Stream; thence Northeasterly along the thread of the Stream 45 Chains, more or less, to the North Section Line; thence West along the Section Line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 00-0020-2698, Tax Serial No. OWC-0455-2-001-035

Parcel 2:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at a point on the North line of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said point being on the center of a 4 link wide stream being North 89°41'24" East 974.46 feet (20.67 chains by record) from a brass cap marking the Northwest corner of said Section 1; and running thence North 89°41'24" East 4306.46 feet along the North line of said Section 1 to a stone monument marking the Northeast corner of said Section 1; thence South 01°10'42" East 2649.88 feet along the East line of said Section 1 to a stone monument marking the East quarter corner of said Section 1; thence South 01°21'28" East 1146.49 feet along the East line of said Section 1 to a point from which a stone monument marking the Southwest corner of Section 6, Township 3 South, Range 6 East bears South 01°21'28" East 1498.40 feet; thence West 1366.39 feet; thence North 44°18'06" West 821.63 feet; thence South 66°37'32" West 891.43 feet; thence North 30°53'30" West 563.45 feet; thence North 02°18'03" East 862.53 feet; thence West 2360.18 feet to a point on the West line of said Section 1 from which a stone monument marking the West quarter corner of said Section 1 bears South 00°17'03" West 784.90 feet; thence North 00°17'03" East 625.98 feet along said West line to a point in the center of a 4 link wide stream, said point being South 00°17'03" West 1561.24 feet (34 chains by record) from a brass cap marking the Northwest corner of said Section 1; thence Northeasterly along the center of said stream and the Southeasterly boundary of that certain parcel described in Warranty Deed recorded as Entry No. 293747 in Book 813 at page 593 the following 25 courses: (1) North 71°49'52" East 19.65 feet; (2) thence North 48°33'05" East 27.97 feet; (3) thence North 04°17'55" East 27.46 feet; (4) thence North 21°45'19" East 32.96 feet; (5) thence North 63°41'45" East 70.19 feet; (6) thence North 51°25'47" East 85.98 feet; (7) thence North 44°22'00" East 54.24 feet; (8) thence North 27°05'44" East 87.42 feet; (9) thence North 23°08'49" East 55.80 feet; (10) thence North 35°39'58" East 110.64 feet; (11) thence North 11°50'32" East 82.02 feet; (12) thence North 27°09'18" East 170.53 feet; (13) thence North 33°32'51" East 206.09 feet; (14) thence North 04°29'00" East 102.40 feet; (15) thence North 48°34'00" East 46.26 feet; (16) thence North 31°38'32" East 125.62 feet; (17) thence North 34°00'56" East 80.31 feet; (18) thence North 29°03'08" East 95.84 feet; (19) thence North 41°50'23" East 67.08 feet; (20) thence North 03°02'42" East 54.78 feet; (21) thence North 40°49'46" East 112.10 feet; (22) thence North 56°19'48" East 97.12 feet; (23) thence North 30°14'47" East 28.06 feet; (24) thence North 21°28'37" East 23.07 feet; and (25) thence North 00°57'21" East 58.55 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the following described property as shown in that certain Warranty Deed recorded December 13, 2005 as Entry No. 293747 in Book 813 at page 593 of Official Records:

Beginning at the Northwest corner of Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South along the Section line 34 chains to the center of a 4 link stream; thence Northeasterly along the thread of the stream 45 chains, more or less, to the North Section line; thence West along the Section line 20.67 chains to the point of beginning.

The following is shown for informational purposes only: Tax Parcel No. 00-0020-7784, Tax Serial No. OWC-0455-3-001-035

Parcel 3:

A tract of land located in Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, described as follows:

Beginning at the Southwest corner of said Section 1, Township 3 South, Range 5 East, Salt Lake Base and Meridian, said corner marked by a rebar with red plastic cap at a three-way fence corner, and running thence North 00°20'06" East 2638.93 feet along the West line of said Section 1, to a Stone Monument marking the West quarter corner of said Section 1, thence North 00°17'03" East 784.90 feet along said West line to a point from which a brass cap marking the Northwest corner of said Section 1 bears North 00°17'03" East 2187.22 feet; thence East 2360.18 feet; thence South 02°18'03" West 862.53 feet; thence South 30°53'30" East 563.45 feet; thence North 66°37'32" East 891.43 feet; thence South 44°18'06" East 821.63 feet; thence East 1366.39 feet to a point on the East line of said Section 1 from which a Stone Monument marking the East quarter corner bears North 01°21'28" West 1146.49 feet; thence South 01°21'28" East 1399.07 feet along said East line to a point being the Northeast corner of that certain 5 acre parcel described in Warranty Deed recorded as Entry No. 289171 in Book 788 at page 205, said point also being North 01°21'28" West 99.33 feet from the Southwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence North 89°44'23" West 466.74 feet (West 466.69 feet by record); thence South 00°24'30" East 465.87 feet (South 466.69 feet by record) to a point on the South line of said Section 1, said point being North 89°44'23" West 466.69 feet (West 466.69 feet by record) from the Southeast corner of said Section 1, said corner being North 89°44'23" West 8.82 feet from a Stone Monument marking the closing corner for the South line of said Section 1, thence North 89°44'23" West 2308.29 feet along the South line of said Section 1 to a Stone Monument marking the South quarter corner of said Section 1, thence North 89°49'49" West 2654.16 feet along the South line of said Section 1 to the point of beginning.

The following is shown for informational purposes only: Parcel No. 00-0007-6864, Tax Serial No. OWC-0455-0-001-035

Tract 3 – Aspens

That real property conveyed to Jordanelle Special Service District pursuant to those certain Trustee's Deed, Entry No. 362227 and Entry No. 382291, the same being described as:

Lot 1, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6261, Tax Serial No. 0TF-1001-0-002-035

Lot 2, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6262, Tax Serial No. 0TF-1002-0-002-035

Lot 3, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6263, Tax Serial No. 0TF-1003-0-002-035

Lot 4, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6264, Tax Serial No. 0TF-1004-0-002-035

Lot 5, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6265, Tax Serial No. 0TF-1005-0-002-035

Lot 6, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6266, Tax Serial No. 0TF-1006-0-011-035

Lot 7, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6267, Tax Serial No. 0TF-1007-0-011-035

Lot 8, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6268, Tax Serial No. 0TF-1008-0-011-035

Lot 9, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6269, Tax Serial No. 0TF-1009-0-011-035

Lot 10, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6270, Tax Serial No. 0TF-1010-0-011-035

Lot 11, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6271, Tax Serial No. 0TF-1011-0-011-035

Lot 12, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6272, Tax Serial No. 0TF-1012-0-002-035

Lot 13, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County

Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6273, Tax Serial No. 0TF-1013-0-002-035

Lot 14, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6274, Tax Serial No. 0TF-1014-0-002-035

Lot 15, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6275, Tax Serial No. 0TF-1015-0-002-035

Lot 16, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6276, Tax Serial No. 0TF-1016-0-002-035

Lot 17, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6277, Tax Serial No. 0TF-1017-0-002-035

Lot 18, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6278, Tax Serial No. 0TF-1018-0-002-035

Lot 19, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6279, Tax Serial No. 0TF-1019-0-002-035

Lot 20, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6280, Tax Serial No. 0TF-1020-0-011-035

Lot 21, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6281, Tax Serial No. 0TF-1021-0-011-035

Lot 22, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6282, Tax Serial No. 0TF-1022-0-011-035

Lot 23, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6283, Tax Serial No. 0TF-1023-0-011-035

Lot 24, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6284, Tax Serial No. 0TF-1024-0-011-035

Lot 25, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6285, Tax Serial No. 0TF-1025-0-011-035

Lot 26, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6286, Tax Serial No. 0TF-1026-0-002-035

Lot 27, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6287, Tax Serial No. 0TF-1027-0-002-035

Lot 28, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6288, Tax Serial No. 0TF-1028-0-002-035

Lot 29, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6289, Tax Serial No. 0TF-1029-0-002-035

Lot 30, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6290, Tax Serial No. 0TF-1030-0-002-035

Lot 31, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6291, Tax Serial No. 0TF-1031-0-002-035

Lot 32, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6292, Tax Serial No. 0TF-1032-0-002-035

Lot 33, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6293, Tax Serial No. 0TF-1033-0-002-035

Lot 34, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6294, Tax Serial No. 0TF-1034-0-002-035

Lot 35, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6295, Tax Serial No. 0TF-1035-0-002-035

Lot 36, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6296, Tax Serial No. 0TF-1036-0-002-035

Lot 37, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6297, Tax Serial No. 0TF-1037-0-002-035

Lot 38, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6298, Tax Serial No. 0TF-1038-0-002-035

Lot 39, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6299, Tax Serial No. 0TF-1039-0-011-035

Lot 40, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6300, Tax Serial No. 0TF-1040-0-011-035

Lot 41, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6301, Tax Serial No. 0TF-1041-0-011-035

Lot 42, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6302, Tax Serial No. 0TF-1042-0-011-035

Lot 43, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6303, Tax Serial No. 0TF-1043-0-011-035

Lot 44, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6304, Tax Serial No. 0TF-1044-0-011-035

Lot 45, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6305, Tax Serial No. 0TF-1045-0-002-035

Lot 46, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6306, Tax Serial No. 0TF-1046-0-002-035

Lot 47, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6307, Tax Serial No. 0TF-1047-0-002-035

Lot 48, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6308, Tax Serial No. 0TF-1048-0-011-035

Lot 49, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6309, Tax Serial No. 0TF-1049-0-011-035

Lot 50, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6310, Tax Serial No. 0TF-1050-0-011-035

Lot 51, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6311, Tax Serial No. 0TF-1051-0-011-035

Lot 52, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6312, Tax Serial No. 0TF-1052-0-011-035

Lot 53, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6313, Tax Serial No. 0TF-1053-0-011-035

Lot 54, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6314, Tax Serial No. 0TF-1054-0-002-035

Lot 55, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6315, Tax Serial No. 0TF-1055-0-002-035

Lot 56, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6316, Tax Serial No. 0TF-1056-0-002-035

Lot 57, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6317, Tax Serial No. 0TF-1057-0-011-035

Lot 58, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6318, Tax Serial No. 0TF-1058-0-011-035

Lot 59, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6319, Tax Serial No. 0TF-1059-0-011-035

Lot 60, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6320, Tax Serial No. 0TF-1060-0-011-035

Lot 61, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6321, Tax Serial No. 0TF-1061-0-011-035

Lot 62, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6322, Tax Serial No. 0TF-1062-0-011-035

Lot 63, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6323, Tax Serial No. 0TF-1063-0-002-035

Lot 64, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6324, Tax Serial No. 0TF-1064-0-002-035

Lot 65, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6325, Tax Serial No. 0TF-1065-0-002-035

Lot 66, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6326, Tax Serial No. 0TF-1066-0-002-035

Lot 67, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6327, Tax Serial No. 0TF-1067-0-011-035

Lot 68, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6328, Tax Serial No. 0TF-1068-0-011-035

Lot 69, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6329, Tax Serial No. 0TF-1069-0-011-035

Lot 70, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6330, Tax Serial No. 0TF-1070-0-011-035

Lot 71, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6331, Tax Serial No. 0TF-1071-0-011-035

Golf Course/Open Space Tract A, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6332, Tax Serial No. 0TF-1OPN-A-0-002-035

Open Space Tract B, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6333, Tax Serial No. 0TF-1OPN-B-0-002-035

Private Roads Within, Talisman Phase 1, according to the official plat thereof, recorded in the office of the County Recorder of Wasatch County, State of Utah

The following is shown for information purposes only Tax Parcel No. 00-0020-6334, Tax Serial No. 0TF-1RDS-B-0-002-035

That real property conveyed to Jordanelle Special Service District pursuant to that certain Trustee's Deed, Entry No. 384341, the same being described as:

Parcel 1:

The North Half of Southeast Quarter of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The Southwest Quarter of Section 2, South Half of the Southeast Quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The East Half of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Subject to a 30 foot wide access easement, said easement is 15 feet on both sides of the following described centerline:

Beginning at the intersection of the Southerly right of way line of said State Highway 32 and a line which is offset 15 feet to the East and parallel with the West line of Lot 1 of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence running South and parallel with said West line of Lot 1, and the prolongation thereof to a point which is 15 feet South of the North line of the Southeast Quarter of Section 3 to the East boundary of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 3.

The Northwest quarter of the Northeast quarter of Section 2; North half of the Southwest quarter of the Northeast quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian; and

The West half of the South half of the Southeast quarter lying South of Highway 32 right of way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

Excepting therefrom the following described parcels:

The parcel known as Talisman Subdivision, Phase 1, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office, and

The Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 3, the Northeast Quarter of the Southwest Quarter of the Northeast Quarter of said Section 3, and all of Lots 1 & 2 of said Section 3.

The following is shown for information purposes only: Tax Parcel No. 00-0007-6872, Tax Serial No. OWC-0456-0-002-035, Tax Parcel No. 00-0007-6880, Tax Serial No. OWC-0456-1-002-035, Tax Parcel No. 00-0007-6898, Tax Serial No. OWC-0457-0-003-035, Tax Parcel No. 00-0015-5338, Tax Serial No. OWC-0457-3-003-035, Tax Parcel No. 00-0020-6339, Tax Serial No. OWC-0456-5-002-035, Tax Parcel No. 00-0020-6340, Tax Serial No. OWC-0457-4-003-035, Tax Parcel No. 00-0020-6341, Tax Serial No. OWC-0457-5-003-035, Tax Parcel No. 00-0020-6342, Tax Serial No. OWC-0457-6-003-035, Tax Parcel No. 00-0020-6343, Tax Serial No. OWC-0457-7-003-035, Tax Parcel No. 00-0020-9371, Tax Serial No. OWC-0181-2-035-025, Tax Parcel No. 00-0020-9372, Tax Serial No. OWC-0456-7-002-035

Parcel 2:

The East half of the Northeast Quarter of Section 2; South Half of Southwest Quarter of the Northeast quarter of Section 2, all of the foregoing in Township 3 South, Range 5 East, Salt Lake Base and Meridian.

And

The East half of the South half of the Southeast quarter lying South of Highway 32, right of way, Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian.

And

All of Talisman Subdivision Phase 1, according to the Official Plat thereof, recorded in the Office of the County Recorder of Wasatch County, State of Utah.

More particularly described as follows:

Commencing at the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence North 89°55'23" West a distance of 337.79 feet; thence North a distance of 32.69 feet to the point of beginning; thence South 89°50'41" West a distance of 121.23 feet to a point of curve to the right having a radius of 325.00 feet and a central angle of 76°50'04"; thence Northwesterly along the arc a distance of 435.83 feet; thence North 13°19'15" West a distance of 69.31 feet to a point of curve to the left having a radius of 975.00 feet and a central angle of 14°03'34"; thence Northerly along the arc a distance of 239.25 feet; thence North 27°22'49" West a distance of 155.46 feet to a point of curve to the Left having a radius of 175.00 feet and a central angle of 103°25'25"; thence Westerly along the arc a distance of 315.89 feet; thence South 27°40'01" East a distance of 223.79 feet; thence South 22°39'02" East a distance of 202.08 feet; thence South 17°58'56" East a distance of 183.36 feet; thence South 15°18'14" East a distance of 176.00 feet; thence South 14°29'48" East a distance of 178.60 feet; thence South 09°40'40" East a distance of 198.85 feet; thence South 04°51'11" East a distance of 178.58 feet; thence South 05°00'23" East a distance of 150.83 feet; South 25°09'59" East a distance of 179.75; thence South 73°41'02" West a distance of 253.38; thence South 25°48'05" East a distance of 41.72 feet to a point of curve to the right having a radius of 425.00 feet and a central angle of 19°16'42" ; thence Southerly along the arc a distance of 143.00 feet; thence South 06°31'23" East a distance of 134.90 feet to a point of curve to the left having a radius of 475.00 and a central angle of 42°26'44"; thence Southeasterly along the arc a distance of 351.89 feet; thence South 48°58'07" East a distance of 214.58 feet; thence North 89°55'22" West a distance of 76.28 feet; thence North 48°58'07" West a distance of 156.97 feet to a point of curve to the right having a radius of 525.00 feet and a central angle of 42°26'44"; thence Northwesterly along the arc a distance of 388.93 feet; thence North 06°31'23" West a distance of 134.90 feet to a point of curve to the left having a radius of 375.00 feet and a central angle of 19°16'42"; thence Northerly along the arc a distance of 126.18 feet; thence North 25°48'05" West a distance of 27.03 feet; thence South 63°15'56" West a distance of 331.80 feet; thence North 14°54'15" West a distance of 82.76 feet; thence South 73°41'02" West a distance of 302.19 feet to a point of curve on a non tangent curve to the left, of which the radius point lies North 79°05'49" East, a radial distance of 1,975.00 feet; thence Southerly along the arc, through a central angle of 09°45'24" a distance of 336.32 feet; thence South 20°39'35" East a distance of 256.41 feet; thence North 89°55'22" West a distance of 53.46 feet; thence North 20°39'35" West a distance of 237.48 feet to a point of curve to the right having a radius of 2,025.00 feet and a central angle of 09°37'11"; thence Northerly along the arc a distance of 339.99 feet; thence South 73°41'02" West a distance of 176.65 feet; thence North 08°38'39" West a distance of 205.41 feet; thence North 79°15'35" West a distance of 460.08 feet; thence South 89°14'28" West a distance of 428.28 feet; thence North 41°37'36" West 81.06 feet; thence North 57°01'24" West a distance of 160.25 feet; thence North 64°12'27" West a distance of 181.47 feet; thence North 43°25'46" West a distance of 238.47 feet; thence North 19°25'35" West a distance of 230.79 feet; thence North 16°31'48" West a distance of 186.15 feet; thence North 24°29'36" West a distance of 140.62 feet; thence North 42°11'28" West a distance of 196.76 feet; Thence North 40° 35' 33" West, A distance of 187.17 feet; Thence North 43° 59' 33" West, a distance of 170.97 feet; Thence North 62° 15' 31" West, A Distance of 399.08 feet; Thence North 41°18'25" East, A distance of 200.31 feet; Thence North 44° 09' 21" West, A distance of 33.92 feet to a point of curve to the left having a radius of 15.00 feet and a central angle of 94° 32' 14"; Thence Westerly along the arc a distance of 24.75 feet; Thence South 41° 18' 25" West, A distance of 2.38 feet; thence North 48°41' 35" West, a distance of 50.00 feet; Thence North 41° 18' 25" East, a distance of 48.93 feet to a point of curve to the left having a radius of 475.00 feet and a central angle of 07° 28' 43"; Thence northeasterly along the arc a distance of 62.00 feet; Thence North 33° 49' 42" East, a distance of 152.32 feet to a point of curve to the left having a radius of 45.00 feet and a central angle of 80° 00' 00"; thence northerly along the arc a distance of 62.83 feet; thence North 43° 49' 42" East, a distance of 30.00 feet; thence North 46° 10' 18" west, a distance of 15.99 Feet; Thence North 43 °49' 42" East, A Distance Of 30.00 Feet To The Point Of Curve Of A Non Tangent Curve To The Left, Of Which The Radius Point Lies North 43° 49' 42" East, A Radial Distance Of 45.00 Feet; Thence Easterly Along The Arc, Through A Central Angle Of 86° 27' 03", A Distance Of 67.90 Feet To A Point Of Reverse Curve To The Right Having A Radius Of 325.00 Feet And A Central Angle Of 68° 56' 55"; Thence Easterly Along The Arc, A Distance Of 391.10 Feet; Thence South 63° 40' 25" East , A Distance Of 746.55 Feet To A Point Of Curve To The Left Having A Radius Of 240.00 Feet And A Central Angle Of 48° 43' 10"; Thence Easterly Along The Arc A Distance Of 204.08 Feet; Thence North 67° 36' 24" East , A Distance Of 128.90 Feet To A Point Of Curve To The Right Having A Radius Of 225.00 Feet And A Central Angle Of 70° 25' 55"; Thence Easterly Along The Arc A Distance of 276.59 feet; thence South 41° 57' 41" East, A Distance of 346.38 feet to a point

of curve to the left having a radius of 375.00 feet and a central angle of 33° 19' 03"; Thence Southeasterly along the Arc a Distance of 218.00 Feet; Thence South 75° 16' 44" East, A Distance of 22.27 Feet to a point of curve to the left having a Radius of 475.00 feet and a Central Angle of 59° 59' 26"; Thence Easterly along the Arc a Distance of 497.34 feet; Thence North 44° 43' 51" East, A Distance of 211.25 feet to a point of curve to the right having a radius of 225.00 feet and a Central Angle of 107° 53' 20"; Thence Easterly along the Arc a distance of 423.68 feet; Thence South 27° 22' 49" East, A Distance of 155.46 feet to a point of curve to the right having a Radius of 1,025.00 feet and a central angle of 14° 03' 34"; Thence Southerly along the Arc a distance of 251.52 feet; Thence South 13° 19' 15" East, a distance of 69.31 feet to a point of curve to the left Having a Radius of 275.00 feet and a Central Angle of 76° 50' 04"; Thence Southeasterly along the Arc a distance of 368.78 feet; Thence North 89° 50' 41" East, A distance of 120.72 feet; thence South 00° 44' 35" East, A Distance of 50.00 feet to the point of beginning.

Less and Excepting:

Commencing at the Southwest Corner of Section 11, Township 3 South, Range 5 East, Salt Lake Base and Meridian; Thence North 89° 55' 23" West, a Distance of 3,121.72 feet; Thence North, A Distance Of 47.14 Feet To The Point Of Beginning; Said Point Also Being The Beginning Of A Curve To The Left, Of Which The Radius Point Lies North 16° 43' 23" East, A Radial Distance Of 550.00 Feet; Thence Easterly Along The Arc, Through A Central Angle Of 03° 29' 20", A Distance Of 33.49 Feet; Thence South 76° 45' 57" East, A Distance Of 113.98 Feet To A Point Of Curve To The Right Having A Radius Of 275.00 Feet And A Central Angle Of 60° 51' 41"; Thence Southeasterly Along The Arc A Distance Of 292.11 Feet; Thence South 15° 54' 16" East, A Distance Of 366.36 Feet To A Point Of Curve To The Right Having A Radius Of 15.00 Feet And A Central Angle Of 101° 24' 13"; Thence Southwesterly Along The Arc A. Distance Of 26.55 Feet To A Point Of Compound Curve To The Right Having A Radius Of 275.00 Feet And A Central Angle Of 32° 13' 24"; Thence Westerly Along The Arc, A Distance Of 154.66 Feet; Thence North 62° 16' 39" West. A Distance Of 175.28 Feet To A Point Of Curve To The Right Having A Radius Of 225.00 Feet And A Central Angle Of 45° 14' 33"; Thence Northwesterly Along The Arc A Distance Of 177.67 Feet; Thence North 17° 02' 07" West, A Distance Of 175.59 Feet To A Point Of Curve To The Right Having A Radius Of 225.00 Feet And A Central Angle Of 37° 49' 05"; Thence Northerly Along The Arc A Distance of 148.51 Feet; Thence North 20° 46' 58" East, A Distance Of 32.40 Feet To A Point Of Curve To The Right Having A Radius Of 15.00 Feet And A Central Angle Of 85° 56 '25"; Thence Northeasterly Along The Arc A Distance Of 22.50 Feet To The Point Of Beginning.

MORE CORRECTLY DESCRIBED AS:

Commencing at the Northeast Corner of Section 11 also being the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; Thence North 89° 55' 23" West, a Distance of 3,121.72 feet; Thence North, A Distance Of 47.14 Feet To The Point Of Beginning; Said Point Also Being The Beginning Of A Curve To The Left, Of Which The Radius Point Lies North 16° 43' 23" East, A Radial Distance Of 550.00 Feet; Thence Easterly Along The Arc, Through A Central Angle Of 03° 29' 20", A Distance Of 33.49 Feet; Thence South 76° 45' 57" East, A Distance Of 113.98 Feet To A Point Of Curve To The Right Having A Radius Of 275.00 Feet And A Central Angle Of 60° 51' 41"; Thence Southeasterly Along The Arc A Distance Of 292.11 Feet; Thence South 15° 54' 16" East, A Distance Of 366.36 Feet To A Point Of Curve To The Right Having A Radius Of 15.00 Feet And A Central Angle Of 101° 24' 13"; Thence Southwesterly Along The Arc A. Distance Of 26.55 Feet To A Point Of Compound Curve To The Right Having A Radius Of 275.00 Feet And A Central Angle Of 32° 13' 24"; Thence Westerly Along The Arc, A Distance Of 154.66 Feet; Thence North 62° 16' 39" West. A Distance Of 175.28 Feet To A Point Of Curve To The Right Having A Radius Of 225.00 Feet And A Central Angle Of 45° 14' 33"; Thence Northwesterly Along The Arc A Distance Of 177.67 Feet; Thence North 17° 02' 07" West, A Distance Of 175.59 Feet To A Point Of Curve To The Right Having A Radius Of 225.00 Feet And A Central Angle Of 37° 49' 05"; Thence Northerly Along The Arc A Distance of 148.51 Feet; Thence North 20° 46' 58" East, A Distance Of 32.40 Feet To A Point Of Curve To The Right Having A Radius Of 15.00 Feet And A Central Angle Of 85° 56 '25"; Thence Northeasterly Along The Arc A Distance Of 22.50 Feet To The Point Of Beginning.

Also Less & Excepting:

All of lots 1 - 71, Talisman Subdivision, Phase 1, according to the Official Plat thereof, recorded in the Office of the County Recorder of Wasatch County, State of Utah.

The following is shown for informational purposes only: Tax Parcel No. 00-0013-9027, Tax Serial No. OWC-0181-1-035-025, Tax Parcel No. 00-0020-4218, Tax Serial No. OWC-0456-2-002-035, Tax Parcel No. 00-0020-9040, Tax Serial No. OWC-0456-6-002-035

Parcel 3:

Beginning at the South quarter corner of Section 10, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 00°15'43" West along the quarter section line 5248.28 feet to the North quarter corner of said Section 10; thence North 89°52'57" East along the section line 2645.87 feet to the Northeast corner of said Section 10; thence South 89°55'22" East along the section line 1839.30 feet to the West line of Talisman Subdivision, Phase I; thence South 24°29'30" East along said subdivision line 81.45 feet; thence South 16°31'43" East continuing along said subdivision line 186.15 feet, thence South 19°25'35" East continuing along said subdivision line 230.79 feet; thence South 43°25'46" East continuing along said subdivision line 238.47 feet; thence South 64°12'27" East continuing along said subdivision line 181.47 feet; thence South 57°01'24" East continuing along said subdivision line 160.25 feet; thence South 41°37'36" East continuing along said subdivision line 81.06 feet; thence North 89°14'28" East continuing along said subdivision line 428.28 feet; thence South 79°15'35" East continuing along said subdivision line 460.08 feet; thence South 08°36'38" East continuing along said subdivision line 205.41 feet; thence North 73°41'02" East continuing along said subdivision line 176.77 feet; thence North 73°33'54" East 50.23 feet; thence North 73°41'02" East continuing along said subdivision line 302.19 feet; thence South 14°54'15" East continuing along said subdivision line 82.76 feet; thence North 63°15'56" East continuing along said subdivision line 331.80 feet; thence North 47°49'02" East 52.12 feet; thence North 73°41'02" East continuing along said subdivision line 253.38 feet; thence North 25°09'59" West continuing along said subdivision line 179.95 feet; thence North 05°00'23" West continuing along said subdivision line 150.83 feet; thence North 04°51'11" West continuing along said subdivision line 178.58 feet; thence North 09°40'40" West continuing along said subdivision line 198.85 feet; thence North 14°29'48" West continuing along said subdivision line 143.41 feet to the North line of said Section 11, thence South 89°55'22" East along said section line 922.76 feet to the Northeast corner of said Section 11; thence South 00°01'29" East along said section line 1650.00 feet; thence North 89°55'22" West 5283.65 feet to a fence line; thence South 00°05'02" East along said fence line 976.58 feet to a fence line, thence South 88°34'00" West along said fence line 1311.23 feet to a fence line; thence South 00°08'52" East along said fence line 2604.65 feet to a fence line; thence North 89°33'06" West along said fence line 1321.70 feet to the point of beginning.

Together with a 50.0 foot right of way, for ingress and egress, 25.0 feet on either side of the following described centerline:

Beginning at the intersection of Talisman Parkway and Talisman Club, which point is North 89° 55' 22" West along the Section line 258.11 feet and North 58.02 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; South 89° 50' 41" West 201.23 feet to a curve to the right concave Northerly having a radius of 300.00 feet; thence Northwesterly 402.30 feet around the periphery of said curve (chord = North 51° 44' 17" West 372.83 feet); thence North 13° 19' 05" West 69.31 feet to a curve to the left concave Westerly having a radius of 1000.00 feet; thence Northwesterly 245.39 feet around the periphery of said curve (chord = North 20° 21' 02" West 244.787 feet); thence North 27°22' 49" West 155.46 feet to the curve to the left concave Southerly having a radius of 200.00 feet; thence Northwesterly 376.60 feet around the periphery of said curve (chord = North 81° 19' 29" West 323.38 feet); thence South 44° 43' 51" West 211.25 feet to a curve to the right concave Northerly having a radius of 400.00 feet; thence Southwesterly 54.31 feet around the periphery of said curve (chord = South 47° 50' 32" West 54.28 feet) to the intersection of Crescent Ridge Way; thence South 29° 59' 51" East 121.01 feet to a curve to the right concave Westerly having a radius of 1000.00 feet; thence Southeasterly 256.45 feet around the periphery of said curve (chord = South 22° 39' 02" East 255.75 feet);

thence South 15° 18' 14" East 455.74 feet to a curve to the right concave Westerly having a radius of 1000.00 feet; thence Southeasterly 196.39 feet around the periphery of said curve (chord = South 09° 40' 40" East 196.07 feet); thence South 04° 03' 06" East 279.08 feet to a curve to the left concave Easterly having a radius of 400.00 feet; thence Southeasterly 151.84 feet around the periphery of said curve (chord = South 14° 55' 35" East 150.93 feet); thence South 25° 48' 05" East 157.51 feet to a curve to the right concave Westerly having a radius of 400.00 feet; thence Southeasterly 134.59 feet around the periphery of said curve (chord = South 16° 09' 44" East 133.95 feet); thence South 06° 31' 23" East 134.90 feet to a curve to the left concave Easterly having a radius of 500.00 feet; thence Southeasterly 370.41 feet around the periphery of said curve (chord = South 27° 44' 45" East 361.99 feet); thence South 48° 58' 07" East 185.77 feet to a point which is South 00° 01' 29" East along the section line 1650.00 feet and North 89° 55' 22" West 635.68 feet from the Southeast corner of Section 2 Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Also:

Beginning at the intersection of Talisman Club and Crescent Ridge Way, which point is North 89° 55' 22" West along the Section line 1433.01 feet and North 584.02 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence Southwesterly 469.21 feet around the periphery of a curve to the right concave Northerly having a radius of 500.00 feet (chord = South 77° 50' 15" West 452.18 feet); thence North 75° 16' 44" West 22.27 feet to a curve to the right concave Northerly having a radius of 400.00 feet; thence Northwesterly 127.02 feet around the periphery of said curve (chord = North 66° 10' 52" West 126.50 feet) to the intersection of Crescent Drive; thence South 19° 57' 04" West 19.34 feet to a curve to the left concave Easterly having a radius of 250.00 feet; thence Southeasterly 272.99 feet around the periphery of said curve (chord = South 11° 19' 54" East 259.63 feet); thence South 42° 36' 51" East 175.22 feet to a curve to the right concave Westerly having a radius of 550.00 feet; thence Southeasterly 403.32 feet around the periphery of said curve (chord = South 21° 36' 23" East 394.34 feet); thence South 00° 35' 55" East 511.30 feet to a curve to the left concave Easterly having a radius of 2000.00 feet; thence Southeasterly 700.27 feet around the periphery of said curve (chord = South 10° 37' 45" East 696.70 feet); thence South 20° 39' 35" East 246.95 feet to a point which is South 00° 01' 29" East along the Section line 1650.00 feet and North 89° 55' 22" West 1483.77 feet from the Southeast corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

The following is shown for informational purposes only: Tax Parcel No. 00-0007-7193, Tax Serial No. OWC-0488-0-010-035, Tax Parcel No. 00-0020-6259, Tax Serial No. OWC-0491-2-011-035, Tax Parcel No. 00-0020-6260, Tax Serial No. OWC-0491-3-011-035

Parcel 4:

The Northwest quarter of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Excepting therefrom a right of way for Highway Route "A", now known as State Road 32, located in Lot 3 of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian;

And

That portion of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 34, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying South of the South right of way line of Utah State Highway 32.

And

Lot 1 of Section 3, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Subject to a 30 feet wide access easement, said easement is 15 feet on both sides of the following described centerline.

Beginning at the intersection of the Southerly right of way line of State Highway 32 and a line which is offset 15 feet to the East and parallel with the West line of Lot 1 of said Section 3; thence running South and Parallel with said West line of Lot 1, and the prolongation thereof, to a point which is 15 feet South of the North line of the Southeast quarter of Section 3; thence running West and parallel with the North line of the Southeast quarter of Section 3, to the East boundary of the Northwest quarter of the Northwest quarter of the Southeast quarter of said Section 3.

And

A parcel of land located in the South half of the Southwest quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, lying southerly of the South Right of Way Line of State Highway 32 and described as follows:

Beginning at the 3" Brass cap monument located at the Southwest corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running thence North $00^{\circ}11'55''$ East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South Right of Way line of State Highway 32; thence leaving the West Section line of said Section 35 and running along the South Right of Way line of State Highway 32 the following 6 courses:

- (1) North $88^{\circ}34'36''$ East a distance of 452.07 feet to a UDOT Right of Way Monument marked: C/L 120, ST 329.00, Date 1989.
- (2) Thence North $87^{\circ}23'08''$ East a distance of 906.83 feet to a UDOT Right of Way Monument marked: C/L 120, ST 338.07, Date 1989.
- (3) Thence North $88^{\circ}56'42''$ East a distance of 208.38 feet to a UDOT Right of Way Monument marked: C/L 130, ST 340.07, Date 1989.
- (4) Thence North $78^{\circ}15'55''$ East a distance of 209.04 feet to a UDOT Right of Way Monument marked: C/L 130, ST 342.00, Date 1989.
- (5) Thence South $13^{\circ}33'20''$ East a distance of 189.67 feet to a 1/2" Rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44.
- (6) Thence South $13^{\circ}34'52''$ East a distance of 0.32 feet more or less to the intersection of the South Right of Way Line of State Highway 32 and the South Section Line of Section 35

Thence along the South Section Line of said Section 35, South $89^{\circ}41'09''$ West a distance of 1724.54 feet to a 3" Brass Cap monument at the Northwest Corner of Section 2, Township 3 South, Range 5 East, Salt Lake Base and Meridian.

Thence along the South Section Line of said Section 35, South $89^{\circ}42'52''$ West a distance of 91.19 feet to the point of beginning.

A Parcel of land located in the South half of the Southeast quarter of the Southwest quarter of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian, bounded on the North by the South Right of Way line of State Highway 32 and on the East by the East line of the Southwest Quarter of said Section 35; described as follows:

Beginning at the 3" Brass cap monument located at the Southwest corner of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian;

Thence North $00^{\circ}11'55''$ East a distance of 95.66 feet more or less along the West Section line of said Section 35 to an intersection with the South Right of Way Line of State Highway 32.

Thence leaving the West Section line of said Section 35 and running along the South Right of Way Line of State Highway 32 the following 6 courses:

- (1) North $88^{\circ}34'36''$ East a distance of 452.07 feet to a UDOT Right of Way Monument marked: C/L 120, ST

329.00, Date 1989.

- (2) Thence North $87^{\circ}23'08''$ East a distance of 906.83 feet to a UDOT Right of Way Monument marked: C/L 120, ST 338.07, Date 1989.
- (3) Thence North $88^{\circ}56'42''$ East a distance of 208.38 feet to a UDOT Right of Way Monument marked: C/L 130, ST 340.07, Date 1989.
- (4) Thence North $78^{\circ}15'55''$ East a distance of 209.04 feet to a UDOT Right of Way Monument marked: C/L 130, ST 342.00, Date 1989.
- (5) Thence South $13^{\circ}33'20''$ East a distance of 189.67 feet to a 1/2" Rebar with yellow plastic cap marked RLS #172593 per a Record of Survey Map prepared for Dewey Jolley, recorded on June 23, 1996 as OWC-035-002-1-0508. Prepared by Jeffrey Baird Engineering & Land Surveying, Project No. 44.
- (6) Thence South $13^{\circ}34'52''$ East a distance of 0.32 feet to the intersection of the South Right of Way Line of State Highway 32 and the South Section Line of said Section 35.

Thence North $89^{\circ}41'09''$ East a distance of 67.72 feet to the True Point of Beginning of this Parcel No. 2.

Thence leaving the South Section Line of Section 35, Township 2 South, Range 5 East, Salt Lake Base and Meridian and running along the South Right of Way Line of State Highway 32 the following 5 courses:

- (1) North $41^{\circ}35'11''$ East a distance of 0.66 feet to a 1/2" Rebar with yellow plastic cap marked RLS #172593 per Record of Survey Map OWC-035-002-1-0508.
- (2) Thence North $41^{\circ}30'21''$ East a distance of 421.18 feet to a UDOT Right of Way Monument marked: C/L 140, ST 34582, Date 1989.
- (3) Thence North $69^{\circ}07'27''$ East a distance of 213.11 feet to a UDOT Right of Way Monument marked: C/L 175, ST 34782, Date 1989.
- (4) Thence North $69^{\circ}16'05''$ East a distance of 137.10 feet to a UDOT Right of Way Monument marked: C/L 201, ST 34916, Date 1989.
- (5) Thence North $69^{\circ}12'13''$ East a distance of 138.14 feet to the intersection of the South Right of Way Line of State Highway 32 and the East line of the Southwest Quarter of said Section 35.

Thence leaving the South Right of Way Line of State Highway 32 and running along the East line of the Southwest quarter of said Section 35; South $00^{\circ}13'19''$ West a distance of 485.41 feet more or less to a point on the South Section Line of said Section 35.

Thence along the South line of said Section 35; South $89^{\circ}41'09''$ West a distance of 734.17 feet to the True Point of Beginning of this description.

The following is shown for informational purposes only: Tax Parcel No. 00-0015-9231, Tax Serial No. OWC-0179-2-034-025, Tax Parcel No. 00-0020-6338, Tax Serial No. OWC-0456-4-002-035, Tax Parcel No. 00-0020-6340, Tax Serial No. OWC-0457-4-003-035, Tax Parcel No. 00-0020-9370, Tax Serial No. OWC-0457-8-003-035, Tax Parcel No. 00-0020-9571, Tax Serial No. OWC-0180-3-035-025, Tax Parcel No. 00-0020-9572, Tax Serial No. OWC-0180-4-035-025

Which property is further described by survey and is contained within the following boundaries:

PARCEL A

A PARCEL OF LAND LOCATED IN SECTIONS 1, 2, 3, 10, AND 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, AND SECTIONS 34 AND 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PIN FOUND IN A STONE MARKING THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S01°18'39"E 2649.96 FEET TO A FOUND HOLE IN THE ROCK MARKING THE EAST QUARTER CORNER OF SAID SECTION 1; THENCE S01°29'16"E 2544.74 FEET TO A FOUND REBAR AND CAP MARKED RLS 7600; THENCE N89°51'47"W 466.72 FEET TO A FOUND REBAR AND CAP MARKED CORNERSTONE RLS 7600; THENCE S00°36'10"E 466.74 FEET; THENCE N89°51'52"W 2308.93 FEET TO A FOUND STONE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE N89°51'50"W 2654.37 FEET TO A FOUND 3" PVC PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S00°06'39"E 1650.00 FEET TO A FOUND REBAR WITH NO CAP; THENCE S89°59'33"W 5283.73 FEET TO A FOUND REBAR WITH NO CAP; THENCE S00°10'22"E 976.48 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE EAST QUARTER CORNER OF SAID SECTION 10; THENCE S88°28'47"W 1311.18 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE S00°13'51"E 2604.55 FEET; THENCE N89°38'31"W 1321.78 FEET TO A FOUND REBAR AND CAP MARKED ALM ENG MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE N00°20'20"W 5249.30 FEET TO A FOUND STONE WITH AN X MARKING THE NORTH QUARTER CORNER OF SAID SECTION 10; THENCE N89°55'58"W 2456.71 FEET TO A FOUND REBAR AND CAP MARKED ALPINE; THENCE N00°03'54"E 2639.68 FEET; THENCE S89°57'09"E 2454.99 FEET; THENCE N00°01'40"E 2712.94 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 32; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: (1) S84°53'22"E 405.57 FEET; (2) S88°39'45"E 207.41 FEET; (3) S88°39'44"E 292.33 FEET TO A FOUND RIGHT OF WAY MONUMENT; (4) N72°15'28"E 209.92 FEET; (5) N76°15'04"E 224.59 FEET; (6) N76°18'19"E 786.00 FEET TO A FOUND RIGHT OF WAY MONUMENT; (7) N77°43'24"E 191.92 FEET; (8) N81°40'37"E 68.28 FEET; (9) N86°02'18"E 192.34 FEET; (10) N88°29'31"E 471.93 FEET; (11) N87°18'03"E 906.83 FEET; (12) N88°51'37"E 208.38 FEET; (13) N78°10'50"E 209.04 FEET TO A FOUND RIGHT OF WAY MONUMENT; (14) S13°38'47"E 251.40 FEET; (15) N41°30'06"E 80.95 FEET; (16) N41°25'16"E 421.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (17) N69°06'21"E 612.61 FEET; (18) N69°12'39"E 422.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (19) S88°26'59"E 300.00 FEET; (20) N89°39'42"E 324.08 FEET TO A FOUND RIGHT OF WAY MONUMENT; (21) N82°24'02"E 333.19 FEET TO A FOUND RIGHT OF WAY MONUMENT; (22) N59°39'18"E 336.67 FEET TO A FOUND RIGHT OF WAY MONUMENT; (23) N41°13'03"E 300.01 FEET TO A FOUND RIGHT OF WAY MONUMENT; (24) N71°55'29"E 195.18 FEET TO A FOUND RIGHT OF WAY MONUMENT; (25) N71°56'08"E 237.32 FEET TO A FOUND RIGHT OF WAY MONUMENT; (26) N71°53'17"E 347.09 FEET TO A FOUND RIGHT OF WAY MONUMENT; AND (27) THENCE N72°01'10"E 24.25 FEET; THENCE S00°06'29"E 1344.24 FEET TO A FOUND BRASS CAP MONUMENT BY WASATCH ENGINEERING DATED 1973 MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°33'35"E 2668.11 FEET TO A FOUND REBAR AND ALUMINUM CAP MARKED CORNERSTONE LS 7600 MARKING THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE N89°33'13"E 2667.85 FEET TO THE POINT OF BEGINNING.

INCLUDED THEREIN ALL OF LOTS 1-25, 28-35, 37, 40, 42-58, AND 61-71, TALISMAN PHASE 1, AS DESCRIBED ON THAT TRUSTEE'S DEED UPON SALE AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NO. 362227 IN BOOK 1020, PAGES 1272-1274.

ALSO INCLUDED THEREIN ALL OF LOTS 26, 27, 36, 38, 39, 41, 59, AND 60 OF TALISMAN PHASE 1, AS DESCRIBED ON THAT TRUSTEE'S DEED UPON SALE AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY NO 382291 IN BOOK 1063, PAGES 1010-1014.

CONTAINING 2349.319 ACRES MORE OR LESS

TOGETHER WITH:

PARCEL B (AS-SURVEYED)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SAID POINT BEING N89°24'50"E ALONG SAID NORTH LINE, 643.93 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 3; THENCE N00°15'47"W 658.00 FEET; THENCE N89°26'54"E 535.03 FEET; THENCE S00°24'58"E 657.65 FEET; THENCE S89°24'41"W 536.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 352,531 SQUARE FEET OR 8.093 ACRES MORE OR LESS

PARCEL B (RECORD)

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN AS DESCRIBED IN THE OFFICE OF THE WASATCH COUNTY RECORDER AS ENTRY # 403725 BOOK 1111 PAGE 0003:

THE EAST HALF OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN:

LESS AND EXCEPTING THEREFROM:

A RECTANGLE LOCATED ALONG THE WEST EDGE OF SAID PROPERTY RUNNING THE ENTIRE LENGTH OF SAID PROPERTY IN A NORTH SOUTH DIRECTION WITH SUCH WIDTH IN AN EAST WEST DIRECTION SO THAT SAID RECTANGLE CONTAINS 2 ACRES.

LESS AND EXCEPTING FROM PARCEL A, PARCELS C, D, AND E AS DESCRIBED BELOW

PARCEL C

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 729.94 FEET N0°01'40"E AND 660.99 FEET S89°58'20"E FROM THE CENTER QUARTER CORNER OF SAID SECTION 3 ND RUNNING; THENCE N00°01'19"E 729.37 FEET; THENCE N89°41'47"E 660.93 FEET; THENCE S00°00'57"W 730.99 FEET; THENCE S89°50'13"W 661.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 482616 SQUARE FEET OR 11.079 ACRES MORE OR LESS

PARCEL D

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 3 AND RUNNING; THENCE S89°58'41"E ALONG THE QUARTER SECTION LINE 661.07 FEET; THENCE S00°01'18"W 659.88 FEET; THENCE N89°59'59"W 661.14 FEET; THENCE N00°01'39"E ALONG THE QUARTER SECTION LINE 660.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 436331 SQUARE FEET OR 10.017 ACRES MORE OR LESS

PARCEL E

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11 ALSO BEING THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89° 55' 23" WEST, A DISTANCE OF 3,121.72 FEET; THENCE NORTH, A DISTANCE OF 47.14 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 16° 43' 23" EAST, A RADIAL DISTANCE OF 550.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 03° 29' 20", A DISTANCE OF 33.49 FEET; THENCE SOUTH 76° 45' 57" EAST, A DISTANCE OF 113.98 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 60° 51' 41"; THENCE

SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 292.11 FEET; THENCE SOUTH 15° 54' 16" EAST, A DISTANCE OF 366.36 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 101° 24' 13"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 26.55 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 32° 13' 24"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 154.66 FEET; THENCE NORTH 62° 16' 39" WEST, A DISTANCE OF 175.28 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 45° 14' 33"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 177.67 FEET; THENCE NORTH 17° 02' 07" WEST, A DISTANCE OF 175.59 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 37° 49' 05"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 148.51 FEET; THENCE NORTH 20° 46' 58" EAST, A DISTANCE OF 32.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 85° 56' 25"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 22.50 FEET TO THE POINT OF BEGINNING.

(NET ACREAGE OF PARCEL A LESS AND EXCEPTING PARCELS C, D, AND E IS 2332.225 ACRES MORE OR LESS)

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

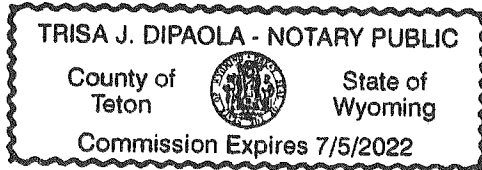


EXHIBIT A
Legal Description

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.

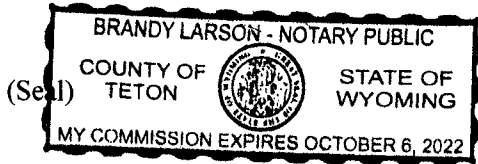
GRANTOR:

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.

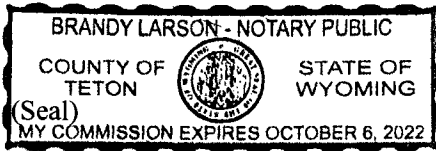
GRANTOR:

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

By: 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 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.