

WHEN RECORDED, MAIL TO:
PEPPERDIGN HOMES, LLC
PO BOX 1544
RIVERTON, UT 84065

Escrow No. 40763

SPECIAL WARRANTY DEED

1031 PROS TITLEHOLDER 1050, LLC, as to a 51.66% interest, grantor(s)
of Saratoga Springs, County of Utah, State of Utah, hereby CONVEY(s) and WARRANT(s) to

PEPPERDIGN HOMES, LLC, grantee(s)
of Riverton, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS and other good and valuable
consideration, the following described tract of land in Utah County, State of Utah, to-wit:

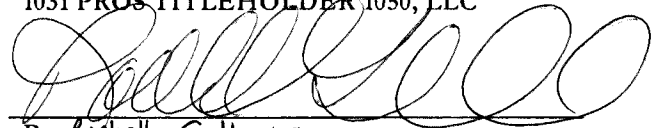
SEE ATTACHED EXHIBIT "A"

Tax ID# 58-032-0204

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of
record or enforceable in law and equity and taxes for the year 2022 and each year thereafter.

WITNESS the hand(s) of said grantor(s), this 18 day of February, 2022.

1031 PROS TITLEHOLDER 1050, LLC

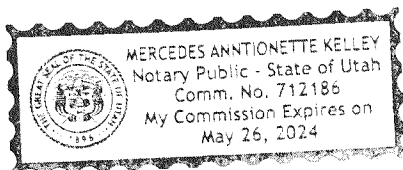


By: Rochelle Gulbranson
Authorized Signer

STATE OF UTAH
COUNTY OF UTAH

} SS.

On the 18 day of February, 2022, personally appeared before me Rochelle Gulbranson,
who being by me duly sworn did say for himself/herself that he/she is the Authorized Signer of 1031 PROS
TITLEHOLDER 1050, LLC, a UTAH limited liability company, and that the within and foregoing instrument was
signed on behalf of said company by authority of its articles of organization and duly acknowledged to me that said
company executed the same.




Notary Public.

UFT #40763

EXHIBIT "A"

A 51.66% INTEREST IN THE FOLLOWING DESCRIPTION:

A PARCEL OF LAND CONTAINED WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 803.26 FEET AND WEST 107.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 1227.21 FEET; THENCE NORTH 00°11'42" EAST 396.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SR-73 (LEHI MAIN STREET); THENCE SOUTH 87°05'30" EAST ALONG SAID RIGHT-OF-WAY LINE 1178.20 FEET; THENCE SOUTH 89°31'12" EAST ALONG SAID RIGHT-OF-WAY 1.73 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 10420 WEST STREET; THENCE SOUTH 22°39'09" EAST ALONG SAID RIGHT-OF-WAY 108.76 FEET; THENCE SOUTH 01°21'07" EAST ALONG SAID RIGHT-OF-WAY 236.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO SARATOGA SPRINGS CITY BY THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 13, 2020 AS ENTRY NO. 18449:2020 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PARCEL OF LAND IN FEE FOR A ROADWAY PROJECT, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN, IN UTAH COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID ENTIRE TRACT, SAID POINT BEING 1198.26 FEET NORTH 00°01'47" EAST ALONG THE EAST LINE OF SAID SECTION 14 AND 1325.25 FEET NORTH 89°58'13" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 14, AND RUNNING THENCE SOUTH 87°05'31" EAST 286.50 FEET; THENCE NORTH 89°24'37" WEST 200.68 FEET TO A POINT ON A 208.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 41.25 FEET, CHORD BEARS NORTH 83°43'42" WEST 41.19 FEET; THENCE NORTH 78°02'48" WEST 21.38 FEET TO A POINT ON A 200.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 23.89 FEET, CHORD BEARS NORTH 81°28'06" WEST 23.87 FEET TO THE POINT OF BEGINNING.

A.P.N.: 58-032-0204