

13847879 B: 11282 P: 7960 Total Pages: 3
12/15/2021 03:19 PM By: zhooK Fees: \$40.00
WD- WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Mail Recorded Deed To:
Lamont Richardson
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111

Tax Notice To:
Boyer Draper Pioneer, L.C., a Utah limited liability company
101 South 200 East, Suite 200
Salt Lake City, UT 84111



File No.: 141950-CAF

WARRANTY DEED

Eddy L. Packer and Charleen B. Packer, his wife, as joint tenants with full rights of survivorship and not as tenants in common

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

Boyer Draper Pioneer, L.C., a Utah limited liability company, as to a fifty percent (50%) undivided interest and Sintra Investments, LLC, a Utah limited liability company, as to a fifty percent (50%) undivided interest

GRANTEE(S) of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 28-29-452-009 and 28-29-452-010 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 15th day of December, 2021.

Eddy L. Packer
Eddy L. Packer

Charleen B. Packer
Charleen B. Packer

STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2021, before me, personally appeared Eddy L. Packer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Cortlund G. Ashton
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 15th day of December, 2021, before me, personally appeared Charleen B. Packer, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Cortlund G. Ashton
Notary Public

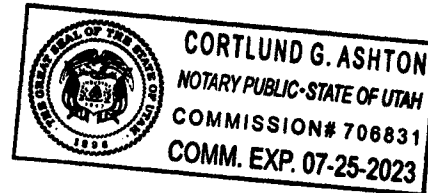


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which is South 0°07'25" West 1.75 feet; South 89°59'55" West 1429.24 feet; South 89°51'01" West 128.28 feet and North 0°35'07" West 504.08 feet from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°51'01" West 166.78 feet more or less to an existing fence; thence North 0°35'07" West along said fence 252.04 feet; thence North 89°51'01" East 166.78 feet; thence South 0°35'07" East 252.04 feet to the point of beginning.

PARCEL 2:

Beginning at a point which is South 0°07'25" West 1.75 feet; South 89°59'55" West 1557.52 feet and North 0°35'07" West 252.04 feet from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°51'01" West 166.78 feet, more or less, to an existing fence; thence North 0°35'07" West along said fence 252.04 feet; thence North 89°51'01" East 166.78 feet; thence South 0°35'07" East 252.04 feet to the point of beginning.

When Recorded Return to:
Lamont Richardson
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111

13761406
9/1/2021 10:29:00 AM \$40.00
Book - 11232 Pg - 2963-2972
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 10 P.

Send Tax Statements to:
Boyer Draper Pioneer, L.C.
101 South 200 East, Suite 200
Salt Lake City, UT 84111
CT-140768-CAF
Tax Parcel Nos. 28-32-201-014, 28-29-452-012, 28-29-452-016 and 28-32-201-001

(Above Space for Recorder's Use Only)


GENERAL WARRANTY DEED

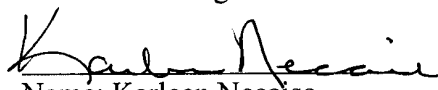
For the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SSF Properties, LLC, a Utah limited liability company (formerly known as Sherman S. Fitzgerald Family Partnership, Ltd.) (the "Grantor") hereby conveys and warrants the real property located in Salt Lake County, State of Utah, that is more particularly described on Exhibit "A" attached hereto, to SINTRA INVESTMENTS, LLC, a Utah limited liability company, whose current address is 978 Woodoak Lane Salt Lake City, Utah 84117, as to a fifty percent (50%) undivided interest, and BOYER DRAPER PIONEER, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 as to a fifty percent (50%) undivided interest, as tenants in common (collectively, the "Grantee").

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said Grantor this 31 day of August, 2021.

SSF Properties, LLC, a Utah limited liability company (formerly known as Sherman S. Fitzgerald Family Partnership, Ltd.)

By: 
Name: Kevin Fitzgerald
Title: Co-Manager

By: 
Name: Karleen Necaie
Title: Co-Manager

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

On this 31 day of August, 2021, before me, the undersigned, personally appeared Kevin Fitzgerald in his/her capacity as Co-Manager of SSF Properties, LLC, a Utah limited liability company (formerly known as Sherman S. Fitzgerald Family Partnership, Ltd.), known or identified to me to be the person who executed the foregoing instrument on behalf of said limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Krista Crook
NOTARY PUBLIC

My Commission Expires: 7-6-24 Residing at: Salt Lake Co.



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

On this 31 day of August, 2021, before me, the undersigned, personally appeared Karleen Necaise in his/her capacity as Co-Manager of SSF Properties, LLC, a Utah limited liability company (formerly known as Sherman S. Fitzgerald Family Partnership, Ltd.), known or identified to me to be the person who executed the foregoing instrument on behalf of said limited liability company.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Krista Crook
NOTARY PUBLIC

My Commission Expires: 7-6-24 Residing at: Salt Lake Co.



EXHIBIT "A"
TO
GENERAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Beginning 254.9 feet East of the North quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Meridian and running thence South 01° West 306.9 feet; thence East 20 feet; thence South 70° East 69 feet; thence East 831.34 feet; thence South 575.6 feet; thence West 633.4 feet; thence South 220.9 feet; thence West 166.78 feet; thence South 710.2 feet; thence South 88° East 472.3 feet; thence North 507.2 feet; thence East 675.4 feet; thence North 1320 feet, more or less; thence West 581 feet; thence West 345.5 feet; thence North 524.3 feet; thence East 345.5 feet; thence North 497.35 feet to the south right-of-way line of Pioneer Road; thence Westerly along said right-of-way 414 feet, more or less; thence South 468.8 feet; thence South 82°30' West 399 feet; thence South 471 feet; thence East 140.4 feet to beginning.

LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land:

Beginning at a fence corner being South 00°07'25" West 1340.72 feet along the section line; North 89°35'58" West 1153.07 feet and South 89°59'47" West 673.28 feet from the Northeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°06'48" East 494.5 feet, more or less, along a fence line to the deed line of Grantor's property; thence along said deed line East 12.17 feet, more or less; thence North 494.5 feet, more or less, to a fence; thence South 89°59'47" West 11.20 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land:

Beginning at a point of a fence corner, said point being West 1142.10 feet and South 2.99 feet from the Northeast corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 00°36' West 1304.99 feet along a fence; thence South 89°59'47" West 12.37 feet; thence South 12.02 feet; thence East 14.16 feet, more or less, to Grantor's deed line; thence along Grantor's deed line North 12.02 feet; thence East 12.37 feet; thence North 1304.99 feet; thence West 0.50 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying East of the following described boundary line, as agreed to and disclosed by that certain Boundary Line Agreement recorded March 12, 1982 as Entry No. 3656437 in Book 5350 at Page 878 in the Salt Lake County Recorder's Office, to-wit:

Beginning at a point on an existing fence line, said point being South 00°07'25" West 1.75 feet and South 89°59'55" West 1429.24 feet and South 89°51'01" West 295.06 feet and North 00°35'07" West 504.08 feet from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 00°35'07" West along a fence line 252.04 feet.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quit-Claim Deed recorded October 29, 2002, as Entry No. 8402013 in Book 8674 at Page 3196 in the Salt Lake County Recorder's Office, to-wit:

A parcel of land in fee for Willow Creek Channel Reconstruction Project No. FV 94-0164, a Salt Lake County project, being part of an entire tract of property, situate in the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows:

Beginning at a fence corner which is 1340.72 feet South 00°07'25" West along the section line and 1153.07 feet North 89°35'58" West and 673.28 feet South 89°59'47" West from the Northeast corner of said Section 32, which point is also the Northwest corner of Lot 8, Somerville in Draper No. 2, a subdivision located in part of the Northeast quarter of said Section 32; thence South 77°01'28" West 481.63 feet to a Westerly boundary and fence line of said entire tract; thence North 00°48'00" East 61.78 feet (North record bearing) along said Westerly boundary and fence line; thence North 77°01'28" East 473.70 feet; thence North 89°54'19" East 591.47 feet; thence North 45°15'09" East 41.49 feet; thence North 00°36'00" East 1242.95 feet to a Northerly boundary line of said entire tract; thence South 89°59' East 60.00 feet along said Northerly boundary line to a Northeast corner of said entire tract; thence South 00°36'00" West 1308.31 feet along an Easterly boundary and fence line to a Southeast corner of said entire tract; thence South 89°59'47" West 12.37 feet along a Southerly boundary line to an interior corner of said entire tract; thence South 12.02 feet along an Easterly boundary line to an interior corner of said entire tract; thence East 12.24 feet along a Northerly boundary line to a Northeast corner of said entire tract; thence South 00°36'00" West 11.66 feet along an Easterly boundary line to a Southeast corner of said entire tract; thence South 89°54'19" West 673.14 feet along a Southerly boundary line to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quit Claim Deed recorded January 31, 2008, as Entry No. 10336884 in Book 9565 at Page 126 in the Salt Lake County Recorder's Office, to-wit:

That portion of the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian in the City of Draper, Salt Lake County, State of Utah, being more particularly described as follows:

Beginning at a point lying North 89°59'55" East 810.45 feet measured along the section line being the basis of bearings for this description, and South 00°07'47" East 1827.69 feet measured along the Northerly prolongation of the most Westerly line of Somerville in Draper No. 2

Subdivision and said Westerly line thereof, as recorded June 13, 1990 as Entry No. 4928291 in Book 90-6 at Page 60 of official records of said County, from the North quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being an angle point in the Westerly line of Lot 5 of said Somerville in Draper No. 2 Subdivision; thence along said Westerly line North 89°59'01" East 1.45 feet to the Westerly line of that certain parcel conveyed by Quit-Claim Deed Entry No. 6067180 recorded April 25, 1995 in Book 7139 at Pages 47 and 48, official records of said County; thence along said Westerly line South 00°00'59" East 18.32 feet to the Northwest corner of Lot 314 of Somerville in Draper No. 3 Subdivision recorded March 12, 1993 as Entry No. 5453200 in Book 93-3 at Page 39, official records of said County; thence along the Westerly prolongation of the Northerly line of said Lot 314 South 89°59'38" West 1.42 feet to the Southerly prolongation of the most Westerly line of said Somerville in Draper No. 2 Subdivision; thence along said prolongation line North 00°07'47" West 18.32 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Final Order of Condemnation recorded March 4, 2008, as Entry No. 10364455 in Book 9578 at Page 2302 in the Salt Lake County Recorder's Office, to-wit:

Beginning at the Northeast corner of the Grantor's property at a point 1.75 feet South 00°07'25" West and 1429.24 feet South 89°59'55" West and 128.28 feet South 89°51'01" West and 1007.66 feet North 00°35'07" West from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°33'38" West 166.80 feet; thence South 88°53'22" West (Westerly, by deed) 394.19 feet, more or less, to the Grantor's Westerly boundary line; thence South 26.19 feet along said Westerly boundary line to a point on a 3,946 foot radius non-tangent curve to the right; thence Easterly 63.00 feet along the arc of said curve (chord bears North 87°15'45" East for a distance of 63.00 feet); thence North 87°43'11" East 214.60 feet to a point of tangency with a 7,946 foot radius curve to the right; thence Easterly 283.76 feet along the arc of said curve (chord bears North 88°44'34" East for a distance of 283.75 feet) to the Grantor's Easterly boundary line; thence North 00°35'07" West 16.46 feet along said Easterly boundary line to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying South of the following described common fence line, as agreed to and disclosed by that certain Boundary Line Agreement recorded January 31, 2008, as Entry No. 10336882 in Book 9565 at Page 117 in the Salt Lake County Recorder's Office, to-wit:

That certain line described for the purpose of a Boundary Line Agreement between owners of abutting properties described herewith, lying within Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, in the County of Salt Lake, State of Utah, said line of agreement being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 32; thence North 89°59'55" East along the North line of said Section 32, a distance of 348.29 feet; thence South 00°00'05" East 1141.15 feet to an existing 8-inch square wood fence post being an angle point in the Westerly line of that certain parcel conveyed to Sherman S. Fitzgerald Family Partnership, Ltd. by Entry

No. 4279820 recorded July 17, 1986 in Book 5791 at Page 1328 and 1329; thence South 00°47'39" West 299.64 feet to a point on the Northerly line of that certain parcel conveyed to Vincent P. Simmons and Sherry L. Simmons by Warranty Deed Entry No. 4456921 in Book 5917 at Page 2288, official records of said County; thence South 00°16'10" West 0.69 feet to the Southerly line of the Willow Creek Channel as conveyed to the County of Salt Lake by Deed recorded October 29, 2002 as Entry No. 8402013 in Book 8674 at Pages 3196 through 3201, inclusive, records of said County, said point lying North 89°59'55" East 344.13 feet and South 00°00'05" East 1441.45 feet from the North quarter corner of said Section 32; thence South 00°12'41" West, a distance of 403.66 feet along said prolongation line and said Easterly line of said Entry No. 10036874 to an existing fence line running Easterly being the true point of beginning of herein described agreement line; thence along said fence line South 89°17'40" East, a distance of 198.07 feet to an angle point therein; thence continuing along said fence line South 88°53'21" East, a distance of 139.69 feet to an angle point therein; thence continuing along said fence line South 88°49'03" East, a distance of 134.27 feet to the Southerly prolongation of the most Westerly line of Somerville in Draper No. 2 Subdivision recorded June 13, 1990 as Entry No. 4928291 in Book 90-6 at Page 60, records of said County, being the terminus of herein described line.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying East of the following described common fence line, as agreed to and disclosed by that certain Boundary Line Agreement recorded January 31, 2008, as Entry No. 10336883 in Book 9565 at Page 122 in the Salt Lake County Recorder's Office, to-wit:

That certain line described for the purpose of a Boundary Line Agreement between owners of abutting properties described herewith, lying within Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, in the County of Salt Lake, State of Utah, said line of agreement being more particularly described as follows:

Commencing at the North one-quarter corner of said Section 32; thence North 89°59'55" East along the North line of said Section 32, a distance of 348.29 feet; thence South 00°00'05" East 1141.15 feet to an existing 8-inch square wood fence post being an angle point in the Westerly line of that certain parcel conveyed to Sherman S. Fitzgerald Family Partnership, Ltd. by Entry No. 4279820 recorded July 17, 1986 in Book 5791 at Page 1328 and 1329; thence South 00°47'39" West 299.64 feet to a point on the Northerly line of that certain parcel conveyed to Vincent P. Simmons and Sherry L. Simmons by Warranty Deed Entry No. 4456921 in Book 5917 at Page 2288, official records of said County; thence South 00°16'10" West 0.69 feet to the Southerly line of the Willow Creek Channel as conveyed to the County of Salt Lake by Deed recorded October 29, 2002 as Entry No. 8402013 in Book 8674 at Pages 3196 through 3201, inclusive, records of said County, said point lying North 89°59'55" East 344.13 feet and South 00°00'05" East 1441.45 feet from the North quarter corner of said Section 32; thence South 00°12'41" West, a distance of 403.66 feet along said prolongation line and said Easterly line of said Entry No. 10036874 to an existing fence line running Easterly; thence along said fence line South 89°17'40" East, a distance of 198.07 feet to an angle point therein; thence continuing along said fence line South 88°53'21" East, a distance of 139.69 feet to an angle point therein; thence continuing along said fence line South 88°49'03" East, a distance of 134.27 feet to the Southerly prolongation of the most Westerly line of Somerville in Draper No. 2 Subdivision recorded June

13, 1990 as Entry No. 4928291 in Book 90-6 at Page 60, records of said County, being the true point of beginning of herein described agreement line; thence along said prolongation line North 00°07'47" West, a distance of 7.03 feet to the Westerly prolongation of the Northerly line of Lot 314 of Somerville in Draper No. 3 Subdivision recorded March 12, 1993 as Entry No. 5453200 in Book 93-3 at Page 39, records of said County, being the terminus of herein described line.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following two (2) described tracts of land, as disclosed by that certain Special Warranty Deed recorded November 22, 2017, as Entry No. 12665444 in Book 10622 at Page 8471 in the Salt Lake County Recorder's Office, to-wit:

TRACT 1:

A parcel of land located in the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and described as follows:

Commencing at the Northeast corner of said Section 32, said Northeast corner being a found brass cap monument; thence along the North line of said Northeast quarter North 89°59'40" West 1,202.13 feet; thence departing said North line South 00°35'20" West 330.44 feet to a point on the West line of Willow Creek Channel as defined in that certain Quit-Claim Deed, recorded on October 29, 2002 in Book 8674 at Page 3196, Entry No. 8402013, on file at the Salt Lake County, Utah Recorder's office; said point also being the point of beginning; thence continuing along said West and Northerly lines of said Willow Creek Channel the next four (4) calls; (1) South 00°35'20" West 912.50 feet; (2) South 45°14'29" West 41.49 feet; (3) South 89°53'39" West 591.47 feet; (4) South 77°00'48" West 473.63 feet; thence departing said Northerly line the next three (3) calls along the Westerly line of Parcel 3 as defined in that certain Record of Survey, recorded as S2008-02-0132, on file at the Salt Lake County Surveyor's office; (1) North 00°48'04" East 238.60 feet; (2) North 89°30'41" East 166.27 feet; (3) North 00°13'59" East 222.86 feet (Record North 220.9 feet) to a found 8"X8" fence post, said fence post being the most Southwesterly corner of property as defined in that certain Warranty Deed, recorded on January 21, 1975 in Book 3768 at Page 20, Entry No. 2679195, on file at the Salt Lake County, Utah Recorder's office; thence along the South line of said property South 89°59'40" East 633.40 feet (record East 633.40 feet) to the Southeast corner of said property; thence along the East line of said property North 00°00'20" East 586.43 feet (record South 575.6 feet); thence departing said East line South 89°59'40" East 287.86 feet to the point of beginning.

TRACT 2:

A parcel of land located in the Northeast quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and described as follows:

Commencing at the Northeast corner of said Section 32, said Northeast corner being a found brass cap monument; thence along the North line of said Northeast quarter North 89°59'40" West 1,202.13 feet; thence departing said North line South 00°35'20" West 330.44 feet to a point on the West line of Willow Creek Channel as defined in that certain Quit-Claim Deed, recorded on October 29, 2002 in Book 8674 at Page 3196, Entry No. 8402013, on file at the Salt Lake

County, Utah Recorder's office; thence continuing along said West and Northerly lines of said Willow Creek Channel the next four (4) calls; (1) South 00°35'20" West 912.50 feet; (2) South 45°14'29" West 41.49 feet; (3) South 89°53'39" West 591.47 feet; (4) South 77°00'48" West 473.63 feet; thence departing said Northerly line South 00°48'04" West 61.09 feet; thence South 00°16'35" West 0.74 feet to a point on the Southerly line of said Willow Creek Channel, said point also being the point of beginning; thence along said Southerly line North 77°00'48" East 481.63 feet to the Northwest corner of Lot 8, per that certain plat map titled "Somerville..... in Draper #2", per Book 90-6, Page 60, on file at the Salt Lake County, Utah Recorder's office; thence along the West line of said plat map South 00°07'22" East 519.80 feet to the terminus of a line as defined in that certain Boundary Line Agreement, recorded January 31, 2008 in Book 9565 at Page 117, Entry No. 10336882, on file at the Salt Lake County, Utah Recorder's office; thence the next three (3) calls along said boundary line agreement; (1) North 88°48'38" West 134.27 feet; (2) North 88°52'56" West 139.69 feet; (3) North 89°17'15" West 198.07 feet; thence departing said Boundary Line Agreement North 00°08'12" East 167.90 feet; thence North 00°16'35" East 235.70 feet to the point of beginning.

ALSO LESS AND EXCEPTING FROM ABOVE PARCEL 1 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Corrective Warranty Deed recorded December 7, 2009, as Entry No. 10853079 in Book 9786 at Page 1214 in the Salt Lake County Recorder's Office, to-wit:

Parcel of Land Located in the Southeast Quarter of Section 29 and the Northeast Quarter of Section 32, Township 3 South, Range 1 East, Salt Lake Base and Meridian. Beginning at a point located South 89°59'55" West 1220.68 feet from the section corner common to Sections 28, 29, 32 and 33 and running thence South 89°59'55" West 208.59 feet; thence South 0°35'07" East 1.75 feet; thence South 89°51'01" West 128.28 feet; thence North 0°35'07" West 327.68 feet; thence North 89°51'01" East 128.28 feet; thence North 0°35'07" West 24.67 feet; thence North 89°51'01" East 208.58 feet; thence South 0°35'07" East 351.14 feet to the point of beginning.

PARCEL 2:

Beginning at a point on an existing fence line, said point being South 2155.34 feet and East 119.21 feet from the center of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 84°59'29" East along said fence line 397.10 feet; thence South 6.15 feet; thence South 82°30'00" West 399.00 feet; thence North 23.56 feet to the point of beginning.

PARCEL 3:

Beginning West 1722.6 feet from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Meridian; thence West 345.5 feet; thence North 20 feet; thence East 345.5 feet; thence South 20 feet, more or less, to the beginning.

PARCEL 4:

Beginning at a point South 0°07'25" West 1.75 feet and South 89°59'55" West 1557.52 feet from Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Meridian; thence North 0°35'07" West 252.26 feet; thence South 89°59'51" West 160.77 feet; thence South 0°35'07" East 252.26 feet; thence North 89°59'55" East 160.77 feet to beginning.

LESS AND EXCEPTING FROM ABOVE PARCEL 4 any portion lying within the bounds of the following described tract of land, as disclosed by that certain Final Order of Condemnation recorded March 4, 2008, as Entry No. 10364455 in Book 9578 at Page 2302 in the Salt Lake County Recorder's Office, to-wit:

Beginning at the Northeast corner of the Grantor's property at a point 1.75 feet South 00°07'25" West and 1429.24 feet South 89°59'55" West and 128.28 feet South 89°51'01" West and 1007.66 feet North 00°35'07" West from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 89°33'38" West 166.80 feet; thence South 88°53'22" West (Westerly, by deed) 394.19 feet, more or less, to the Grantor's Westerly boundary line; thence South 26.19 feet along said Westerly boundary line to a point on a 3,946 foot radius non-tangent curve to the right; thence Easterly 63.00 feet along the arc of said curve (chord bears North 87°15'45" East for a distance of 63.00 feet); thence North 87°43'11" East 214.60 feet to a point of tangency with a 7,946 foot radius curve to the right; thence Easterly 283.76 feet along the arc of said curve (chord bears North 88°44'34" East for a distance of 283.75 feet) to the Grantor's Easterly boundary line; thence North 00°35'07" West 16.46 feet along said Easterly boundary line to the point of beginning.

PARCEL 5:

Beginning at a point South 0°7'25" West 1.75 feet and South 89°59'55" West 1429.24 feet and South 89°51'01" West 128.28 feet and North 0°35'07" West 756.12 feet from Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Meridian; thence South 89°51'01" West 166.78 feet to an existing fence; thence North 0°35'07" West along fence 253.26 feet to existing right of way fence corner; thence South 89°33'38" East along an existing right of way fence 166.8 feet; thence South 0°35'07" East 251.54 feet to beginning.

PARCEL 6:

Beginning at a point 39.1 feet East and 25.0 feet North from the North quarter corner of Section 32, Township 3 South, Range 1 East, Salt Lake Meridian; thence South 25 feet; thence South 04°30' West 139 feet; thence East 215.58 feet; thence North 01° East 163.7 feet; thence West 208.4 feet to the beginning.

ABOVE PARCEL 6 BEING ALSO DESCRIBED OF RECORD AS FOLLOWS:

A tract of land situated in the Northwest quarter Northeast quarter of Section 32, and the Southwest quarter Southeast quarter of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

Beginning at a point 39.1 feet East and 25.0 feet North from the North quarter corner of said Section 32; thence South 50.0 feet; thence South 4°30' West 146.057 feet to an existing wire fence; thence North 89°19'41" East 223.586 feet along said fence to a fence corner; thence North 1°49'25" West 193.08 feet along an existing fence to a point 25.0 feet North from the South line of said Section 29; thence West 205.97 feet parallel to said Section line to the point of beginning.

Tax Id No.: 28-32-201-014, 28-29-452-012, 28-29-452-016 and 28-32-201-001

When Recorded Return to:
Lamont Richardson
Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, UT 84111

13761395
9/1/2021 10:24:00 AM \$40.00
Book - 11232 Pg - 2854-2856
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Send Tax Statements to:
Boyer Draper Pioneer, L.C.
101 South 200 East, Suite 200
Salt Lake City, UT 84111
CT-140770-CAF
Tax Parcel Nos. 28-29-452-023

(Above Space for Recorder's Use Only)

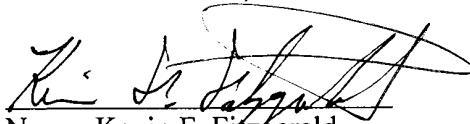
GENERAL WARRANTY DEED


For the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kevin F. Fitzgerald and Karleen Necaie, as Co-Trustees of The LaVonne P. Fitzgerald Family Trust under agreement dated March 30, 2011 (the "Grantor") hereby conveys and warrants the real property located in Salt Lake County, State of Utah, that is more particularly described on Exhibit "A" attached hereto, to SINTRA INVESTMENTS, LLC, a Utah limited liability company, whose current address is 978 Woodoak Lane Salt Lake City, Utah 84117, as to a fifty percent (50%) undivided interest, and BOYER DRAPER PIONEER, L.C., a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 as to a fifty percent (50%) undivided interest, as tenants in common (collectively, the "Grantee").

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said Grantor this 31 day of August, 2021.

The LaVonne P. Fitzgerald Family Trust under agreement dated March 30, 2011


By: 
Name: Kevin F. Fitzgerald
Title: Trustee

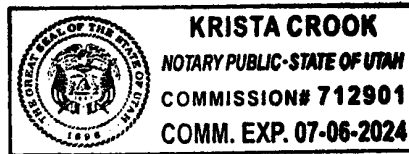
By: 
Name: Karleen Necaie
Title: Trustee

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

On this 31 day of August, 2021, before me, the undersigned, personally appeared Karleen Necaie, an individual, in her capacity as a trustee of The LaVonne P. Fitzgerald Family Trust under agreement dated March 30, 2011, known or identified to me to be the person who executed the foregoing instrument on behalf of said trust.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: 7-6-24 
NOTARY PUBLIC
Residing at: Salt Lake Co.



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

On this 31 day of August, 2021, before me, the undersigned, personally appeared Kevin F. Fitzgerald, an individual, in his capacity as a trustee of The LaVonne P. Fitzgerald Family Trust under agreement dated March 30, 2011, known or identified to me to be the person who executed the foregoing instrument on behalf of said trust.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: 
NOTARY PUBLIC
Residing at: SALT LAKE CO.



EXHIBIT "A"
TO
GENERAL WARRANTY DEED

(Legal Description of the Real Property)

The Property referred to in the foregoing instrument is located in Salt Lake County, State of Utah, and is more particularly described as follows:

Beginning West 1722.6 feet and North 20 feet from Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence West 345.5 feet; thence North 484.3 feet; thence East 339.49 feet; thence South 252.04 feet; thence East 6.01 feet; thence South 232.26 feet, more or less to the point of beginning.

TOGETHER WITH the land lying immediately to the West of the common boundary line and ALSO LESS AND EXCEPTING any portion lying East of the common boundary line, as agreed to and disclosed by that certain Boundary Line Agreement recorded November 27, 1982 as Entry No. 3732400 in Book 5421 at Page 1008 in the Salt Lake County Recorder's office. Said common boundary line being more particularly described as follows:

Beginning at a point on an existing fence line, said point being South 00°07'25" West 1.75 feet, and South 89°59'55" West 1724.30 feet and North 00°35'07" West 252.04 feet, from the Southeast corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 00°35'07" West along a fence line 252.04 feet.

Tax Id No.: 28-29-452-023