

WHEN RECORDED, MAIL TO:

Holbrook Town Investment, L.C.
101 South 200 East, Suite 200
Salt Lake City, Utah 84111
Attention: Brian Gochnour

Affects Tax Parcel No: 58:005:0099

SPECIAL WARRANTY DEED

BOYER HOLBROOK RESIDENTIAL, L.C., a Utah limited liability company, (“**Grantor**”), hereby conveys and warrants against all persons and entities claiming by, through or under it to HOLBROOK TOWN INVESTMENT, L.C., a Utah limited liability company, (“**Grantee**”), the following property located in Utah County, State of Utah, which is more particularly described as follows (the “**Property**”):

[See Exhibit “A” attached hereto and by this reference made a part hereof.]

SUBJECT TO all matters of record and all matters which would be disclosed by an accurate survey of the Property.

Dated to be effective as of the 3 the day of May, 2022.

[Signatures on following pages]

BOYER HOLBROOK RESIDENTIAL, L.C., a Utah limited liability company, by its manager

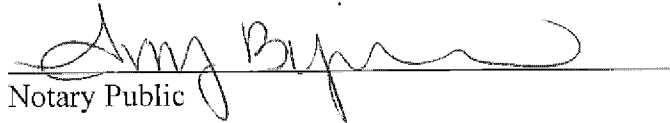
The Boyer Company, L.C., a Utah limited liability company



By: _____
Name: Manager, Brian Gochnour
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 3 day of ~~April~~^{May}, 2022, the foregoing Special Warranty Deed was acknowledged before me by Brian Gochnour, the Manager of The Boyer Company, L.C., a Utah limited liability company, the Manager of BOYER HOLBROOK RESIDENTIAL, L.C., a Utah limited liability company.


Notary Public

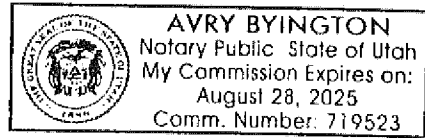


EXHIBIT "A"Legal Description

A portion of the SE1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Lehi City, Utah, more particularly described as follows:

Beginning at a southeasterly corner of HOLBROOK FARMS PLAT D PHASE 1 Subdivision according to the official plat thereof recorded January 28, 2021 as Entry No. 2021:15959 in the office of the Utah County Recorder, located S89°57'58"W 2,518.51 feet along the Section line and N00°02'02"W 36.00 feet from the Southeast Corner of said Section 35 (Basis of Bearing: S0°08'15"E along the Section line between the Southeast Corner of said Section 35 and the East 1/4 Corner of Section 2, T5S, R1W, SLB&M); running thence along said plat the following thirteen (13) courses: (1) Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: N00°02'02"W) a distance of 23.55 feet through a central angle of 89°56'42" Chord: N45°03'41"W 21.20 feet; thence (2) N00°05'20"W 42.03 feet; thence (3) along the arc of a curve to the left with a radius of 532.00 feet a distance of 103.53 feet through a central angle of 11°08'59" Chord: N05°39'49"W 103.36 feet; thence (4) N11°14'18"W 207.85 feet; thence (5) along the arc of a curve to the right with a radius of 468.00 feet a distance of 93.20 feet through a central angle of 11°24'35" Chord: N05°32'01"W 93.04 feet; thence (6) N00°10'17"E 15.20 feet; thence (7) Northerly along the arc of a non-tangent curve to the right having a radius of 491.00 feet (radius bears: S89°50'21"E) a distance of 35.94 feet through a central angle of 04°11'37" Chord: N02°15'28"E 35.93 feet; thence (8) N04°21'56"E 38.60 feet; thence (9) Northerly along the arc of a non-tangent curve to the left having a radius of 520.00 feet (radius bears: N85°40'11"W) a distance of 37.26 feet through a central angle of 04°06'18" Chord: N02°16'40"E 37.25 feet; thence (10) N00°10'17"E 12.12 feet; thence (11) N89°53'50"E 114.07 feet; thence (12) Southeasterly along the arc of a non-tangent curve to the left having a radius of 61.00 feet (radius bears: N50°28'04"E) a distance of 53.84 feet through a central angle of 50°34'14" Chord: S64°49'03"E 52.11 feet; thence (13) N89°53'50"E 514.55 feet to the westerly boundary line determined by that Warranty Deed recorded June 30, 2017 as Entry No.63302:2017; thence along said westerly boundary line S18°27'02"E 605.29 feet; thence N82°52'10"W 3.77 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 509.05 feet (radius bears: S07°33'19"W) a distance of 63.65 feet through a central angle of 07°09'52" Chord: N86°27'07"W 63.61 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: N51°17'03"E) a distance of 16.18 feet through a central angle of 38°37'27" Chord: N19°24'14"W 15.87 feet; thence N89°56'04"W 28.00 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 24.00 feet (radius bears: S89°54'30"W) a distance of 16.24 feet through a central angle of 38°45'31" Chord: S19°17'15"W 15.93 feet; thence S89°57'22"W 296.79 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'32" Chord: N45°02'18"W 21.21 feet; thence S89°57'02"W 56.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: S89°57'58"W) a distance of 23.44 feet through a central angle of 89°32'17" Chord: S44°44'07"W 21.13 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 2,069.00 feet a distance of 38.48 feet through a central angle of 01°03'56" Chord: S88°58'17"W 38.48 feet; thence S88°26'19"W 96.73 feet; thence along the arc of a curve to the right with a radius of 1,931.00 feet a distance of 51.48 feet through a central angle of 01°31'39" Chord: S89°12'09"W 51.48 feet; thence S89°57'58"W 123.44 feet to the point of beginning.