

Mail Recorded Deed & Tax Notice To:
The DCH Inheritor's Trust, dated August 7, 2019
76 North 300 East
Vineyard, UT 84059



File No.: 175344-DMP

WARRANTY DEED

AF10, LLC, a Utah limited liability company,

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

Dallin Colby Horan, Trustee of The DCH Inheritor's Trust, dated August 7, 2019,

GRANTEE(S), of Vineyard, State of Utah

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

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 45-221-0015 and 45-221-0016 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

13th
Dated this 23rd day of February, 2024.

AF10, LLC, a Utah limited liability company

BY: *[Signature]*
Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

13th
On 23rd day of February, 2024, before me, personally appeared Scott Smithson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of AF10, LLC, a Utah limited liability company.

[Signature]
Notary Public

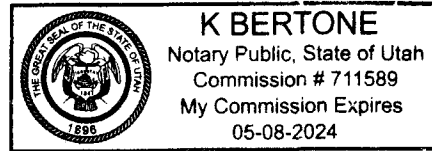


EXHIBIT A
Legal Description

PARCEL 1:

PART OF THE SOUTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING NORTH 550.09 FEET AND WEST 2162.11 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27 (NORTH QUARTER CORNER OF SECTION 26 BEING N89°48'57"E 2652.92 FEET FROM SAID NORTHEAST CORNER OF SECTION 27); THENCE S00°07'40"E 414.48 FEET; THENCE S89°52'02"W 150.85 FEET; THENCE S26°45'40"W 47.24 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.00 FEET (CURVE HAVING A CENTRAL ANGLE OF 53°29'03" AND A LONG CHORD BEARS S00°01'09"W 13.50 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 63.19 FEET (CURVE HAVING A CENTRAL ANGLE OF 57°28'15" AND A LONG CHORD BEARS S02°00'45"W 60.58 FEET); THENCE S00°00'58"E 123.78 FEET; THENCE N89°31'53"W 601.01 FEET; THENCE N00°58'19"E 498.80 FEET; THENCE S89°19'23"E 250.00 FEET; THENCE N00°58'19"E 160.57 FEET; THENCE S89°01'53"E 50.71 FEET; THENCE ALONG THE ARC OF A 1076.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 65.48 FEET (CURVE HAVING A CENTRAL ANGLE OF 03°29'12" AND A LONG CHORD BEARS N89°13'32"E 65.47 FEET); THENCE N87°28'56"E 364.86 FEET; THENCE S55°17'33"E 39.47 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 567.75 FEET AND WEST 2534.83 FEET FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 7.25 FEET (CURVE HAVING A CENTRAL ANGLE OF 00°16'37" AND A LONG CHORD BEARING N89°14'44"E 7.25 FEET); THENCE NORTH 89°06'26" EAST 332.40 FEET; THENCE SOUTH 55°17'33" EAST 0.81 FEET; THENCE SOUTH 87°28'56" WEST 340.60 FEET; THENCE NORTH 10.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM BOTH PARCELS 1 AND 2, ANY PORTION LYING WITHIN THE BOUNDS OF AF 10 PLAT "A" ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 96.23 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°31'53" WEST 242.99 FEET; THENCE SOUTH 00°27'39" WEST 4.12 FEET; THENCE NORTH 89°31'53" WEST 41.57 FEET; THENCE NORTH 00°58'19" EAST 502.92 FEET; THENCE SOUTH 89°19'23" EAST 250.00 FEET; THENCE NORTH 00°58'19" EAST 173.62 FEET; THENCE SOUTH 89°01'53" EAST 98.71 FEET; THENCE ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 48.73 FEET (CURVE HAVING A CENTRAL ANGLE OF 01°51'41" AND LONG CHORD BEARS SOUTH 89°57'44" EAST 48.73 FEET); THENCE NORTH 89°06'26" EAST 29.21 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 23.07 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°08'07" AND LONG CHORD BEARS SOUTH 45°02'22" WEST 20.87 FEET); THENCE SOUTH 00°58'19" WEST 330.76 FEET; THENCE ALONG THE ARC OF A 119.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 124.98 FEET (CURVE HAVING A CENTRAL ANGLE OF 60°10'28" AND LONG CHORD BEARS SOUTH 29°06'55" EAST 119.31 FEET); THENCE SOUTH 59°12'09" EAST 26.61 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF

16.27 FEET (CURVE HAVING A CENTRAL ANGLE OF 62°08'28" AND LONG CHORD BEARS NORTH 89°43'37" EAST 15.48 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 167.24 FEET (CURVE HAVING A CENTRAL ANGLE OF 152°05'36" AND LONG CHORD BEARS SOUTH 45°17'49" EAST 122.28 FEET); THENCE SOUTH 00°00'58" EAST 123.78 FEET; THENCE NORTH 89°31'53" WEST 316.47 FEET TO THE POINT OF BEGINNING.