

WHEN RECORDED MAIL TO:

Holland & Hart LLP
Attn: Carl W. Barton, Esq.
222 South Main Street, Suite 2200
Salt Lake City, Utah 84101

SEND TAX NOTICES TO:

HCC Spanish Fork LLC
c/o Hamilton Partners
222 South Main Street, Suite 1760
Salt Lake City, Utah 84101

Parcel ID Nos.: 24:043:0022 and 24:048:0010

CT-1120662-CAB

(Space Above for Recorder's Use)

SPECIAL WARRANTY DEED


For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RDG, LLC, a Utah limited liability company ("Grantor"), hereby conveys and warrants against all claiming by, through or under Grantor to HCC SPANISH FORK LLC, a Delaware limited liability company, whose address is c/o Hamilton Partners, 222 South Main Street, Suite 1760, Salt Lake City, Utah 84101, the real property located in Utah County, Utah, more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Land"), together with (a) all buildings, structures, fixtures, and other improvements of every kind and nature presently situated on, in, under or about the Land; (b) all easements, rights of way, benefits, and appurtenances running with the Land; (c) all of Seller's right, title and interest, if any, in any land (and related improvements) lying in any street, road or avenue in front of, adjacent to, or adjoining, the Land and are appurtenant to the Land; and (d) all water rights, water shares, and water service agreements, used in connection with or appurtenant to the Land or as may be necessary to provide water service to the Land, as owned and/or controlled by Seller, or that run with the Land (collectively, the "Property").

Subject only to those matters set forth on **Exhibit B** attached hereto and incorporated herein by reference.

Dated to be effective as of October 6th, 2022.

[Signature Page Follows]

Dated this 6th day of October, 2022.

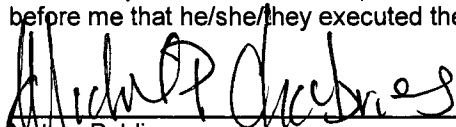
RDG, LLC - a Utah Limited Liability Company
BY: 

Rich Day
Manager

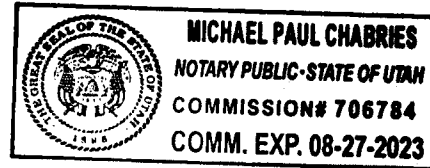
STATE OF UTAH

COUNTY OF SALT LAKE

On this 6th day of October, 2022, before me, personally appeared Rich Day, 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 RDG, LLC, a Utah Limited Liability Company.



Notary Public



**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Utah County, Utah, more particularly described as follows:

BEGINNING AT A POINT ON THE GRANTORS' WEST DEEDED TITLE LINE, SAID POINT BEING 1092.30 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SAID WESTERLY TITLE LINE NORTH 89°59'23" EAST 12.54 FEET; THENCE CONTINUING ALONG SAID WESTERLY TITLE LINE SOUTH 00°35'00" WEST 874.56 FEET; THENCE CONTINUING ALONG LONG STANDING BOUNDARY FENCE LINE SOUTH 783.91 FEET, MORE OR LESS, TO THE RAILROAD RIGHT OF WAY FENCE; THENCE ALONG SAID RAIL ROAD FENCE NORTH 53°40'00" EAST 834.57 FEET, MORE OR LESS, TO THE SOUTHERLY EXTENSION OF THE WESTERLY DEED LINE OF PARCEL 24:048:0049 AS DESCRIBED BY A SPECIAL WARRANTY DEED RECORDED APRIL 29, 2021 AS ENTRY NUMBER 81228:2021 IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE TO AND ALONG SAID DEED LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 03°38'00" WEST 74.26 FEET; 2) NORTH 01°32'00" EAST 709.80 FEET; THENCE ALONG THE CONTINUATION OF SAID SURVEY BOUNDARY LINE NORTH 01°32'00" EAST 7.37 FEET, MORE OR LESS, TO THE SOUTH DEED LINE OF THE UTAH WEST PARCEL KNOWN AS PARCEL ID 24:043:0022 AND TO THE INTERSECTION OF SAID DEED LINE WITH THE EXTENDED LINE OF THE LONG-STANDING SOUTHERLY BOUNDARY FENCE LINE; THENCE ALONG THE SAID SOUTHERLY BOUNDARY FENCE LINE AND OTHER LONG-STANDING BOUNDARY FENCE LINES THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) NORTH 61°05'36" EAST 18.76 FEET; 2) NORTH 74°47'00" EAST 52.87 FEET; 3) NORTH 67°29'00" EAST 17.78 FEET; 4) NORTH 08°09'19" EAST 221.01 FEET; 5) THENCE NORTH 88°25'36" EAST 71.82 FEET; 6) NORTH 89°03'23" EAST 664.63 FEET, MORE OR LESS, TO AN OLD FENCE LINE RUNNING PARALLEL WITH A CONCRETE LINED DITCH, AND FOLLOWING SAID FENCE LINE NORTH 27°08'09" WEST 516.53 FEET, MORE OR LESS, TO A FENCE CORNER, AND A CORNER POINT ON THE PROPERTY OF THE EMERALD PRECISION CASTING COMPANY; THENCE FOLLOWING ALONG SAID EMERALD PRECISION CASTING COMPANY, SAID BOUNDARY BEING THE SAME AS THE BOUNDARY DESCRIBED BY A RECORD OF SURVEY RECORDED AS ENTRY NUMBER 96-4 IN THE OFFICE OF THE UTAH COUNTY SURVEYOR; THENCE ALONG SAID SURVEY BOUNDARY LINE THE FOLLOWING NINE (9) COURSES: 1) NORTH 35°08'53" WEST 183.99 FEET; 2) NORTH 42°07'09" WEST 167.56 FEET; 3) NORTH 50°28'45" WEST 35.55 FEET; 4) NORTH 63°51'59" WEST 89.07 FEET; 5) NORTH 72°17'40" WEST 25.09 FEET; 6) NORTH 58°33'28" WEST 49.29 FEET; 7) NORTH 67°07'34" WEST 51.89 FEET; 8) NORTH 72°31'13" WEST 102.04 FEET; 9) NORTH 40°26'33" WEST 325.07 FEET, MORE OR LESS, TO THE REMNANTS OF AN OLD FENCE LINE; THENCE ALONG SAID REMNANTS OF OLD

FENCE SOUTH 89°47'24" WEST 377.58 FEET; THENCE SOUTH 86°19'49" WEST 46.39 FEET, THENCE SOUTH 88°21'49" WEST 151.01 FEET, MORE OR LESS TO THE EASTERLY BOUNDARY LINE OF PARCEL 24:043:0005 AS DESCRIBED BY A RECORD OF SURVEY RECORDED AS ENTRY 17-112 IN THE OFFICE OF THE UTAH COUNTY SURVEYOR; THENCE ALONG SAID SURVEY BOUNDARY LINE SOUTH 00°15'00" WEST 673.01 FEET; THENCE SOUTH 89°52'50" EAST 20.46 FEET; THENCE SOUTH 00°15'00" WEST 334.62 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,204,514 SQ FT OR 50.609 ACRES, MORE OR LESS.

Parcel ID Nos.: 24:043:0022 and 24:048:0010

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Property taxes not yet due and payable.
2. The Property is located within the boundaries of Utah County, Utah County Service Area No. 6, Utah County Service Area No. 7, Utah County Service Area No. 8, Central Utah Water Conservancy, Wasatch Mental Health Special Service District, South Utah Valley Animal Special Service District, Utah Valley Dispatch Special Service District, Utah Valley Roads Special Service District, and is subject to the charges and assessments thereof. (None now due and payable.)
3. Easements, terms, and conditions as disclosed in that certain Quitclaim Deed recorded in the official records of Utah County, Utah (the "Official Records") on January 14, 2015 as Entry No. 3187:2015.
4. Municipal Utility Easement in favor of Spanish Fork City for a construction easement and a perpetual utility easement and incidental purposes, by instrument dated January 7, 2021 and recorded in the Official Records on March 3, 2021, as Entry No. 40244:2021.
5. Notice of Development Obligations, dated August 3, 2021 and recorded in the Official Records on August 12, 2021 as Entry No. 141377:2021.
6. Annexation Agreement for the Utah West Annexation by and between Utah West, LLC; Palmyra 800, LLC; ACJ Investments, LLC; and Cody B. Smith & Cameron E. Smith and Spanish Fork City, dated December 7, 2021 and recorded in the Official Records on February 3, 2022 as Entry No. 15711:2022.