When Recorded mail to: Fieldstone Brylee Farms, LLC 12896 South Pony Express Road, Suite #400 Draper, UT 84020 File No. BT-17549

ENT 108039:2019 PG 1 of 2 Jeffery Smith **Utah County Recorder** 2019 Oct 21 11:49 AM FEE 40.00 BY MA RECORDED FOR Bartlett Title Insurance Agency, Inc. **ELECTRONICALLY RECORDED**

Space above this line for recording data.

SPECIAL WARRANTY DEED

Utah Real Estate Ventures, LLC, a Utah limited liability company of Draper, County of Salt Lake, State of Utah

GRANTOR(S)

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Fieldstone Brylee Farms, LLC, a Utah limited liability company of Draper, County of Salt Lake, State of Utah

GRANTEE(S)

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 Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 17th day of October, 2019.

Utah Real Estate Ventures, LLC, a Utah limited liability company Troy-Gabler/Manager

STATE OF Utah

) :ss

COUNTY OF Salt Lake

On the 17th day of October, 2019, personally appeared before me Troy Gabler who being by me duly sworn did say for himself that the said Troy Gabler is the Manager of Utah Real Estate Ventures, LLC, a Utah limited liability company, and said Troy Gabler signed on behalf of said Limited Liability Company by authority of a resolution of the management.

COMM. EXP. 10-24-2022

Sephanie Jalby NOTARY PUBLIC

EXHIBIT "A"

Parcel 1:

A portion of the Southeast quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89°56'09" East along the Section line 632.29 feet from the South quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 198.48 feet; thence East 16.89 feet; thence North 120.22 feet; thence East 138.00 feet; thence South 20.00 feet; thence East 190.00 feet; thence North 20.00 feet; thence East 138.00 feet; thence South 89°50'58" East 83.32 feet; thence East 85.00 feet; thence North 0°15'37" East 35.20 feet; thence East 143.00 feet to the West line of Eagle Mountain Boulevard; thence South 0°15'37" West along said West line 352.80 feet to the South line of said Section 2; thence South 89°56'09" West along said section line 792.77 feet to the point of beginning.

Parcel 2:

A portion of the Southeast quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89°56'09" East along the section line 1115.19 feet and North 318.16 feet from the South quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 546.93 feet; thence North 14°34'50" West 99.49 feet; thence North 20.00 feet; thence East 138.74 feet; thence North 79°41'28" East 158.22 feet to the West line of Eagle Mountain Boulevard; thence along said West line along the arc of a 2437.50 foot radius non-tangent curve to the right (radius bears: North 79°13'15" East) 469.64 feet through a central angle of 11°02'22" (chord: South 5°15'34" East 468.91 feet); thence along said West line South 0°15'37" West 189.61 feet; thence West 143.00 feet; thence South 0°15'37" West 35.20 feet; thence West 85.00 feet thence North 89°50'58" West 83.32 feet to the point of beginning.

Parcel 3:

A portion of the Southeast quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian, described as follows:

Beginning at a point located North 89°56'09" East along the section line 649.19 feet and North 318.68 feet from the South quarter corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence North 663.22 feet; thence East 440.95 feet; thence South 20.00 feet; thence South 14°34'50" East 99.49 feet; thence South 546.93 feet; thence West 138.00 feet; thence South 20.00 feet; thence West 190.00 feet; thence North 20.00 feet; thence West 138.00 feet to the point of beginning.

(Pt of 59:034:0130)