

Mail Recorded Deed and Tax Notice To:
LSL Property Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A300
Lehi, UT 84043



File No.: 144793-DMP

SPECIAL WARRANTY DEED

Left Turn, LLC, a Utah Limited Liability Company

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

LSL Property Holdings, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, 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.: 13-068-0013, 13-069-0014, 13-068-0011 and 13-069-0018 (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.

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23rd

Dated this 17th day of June, 2021.

Left Turn, LLC, a Utah Limited Liability Company

BY: *[Signature]*
Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

23rd okw
On this 17th day of June, 2021, 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 Left Turn, LLC, a Utah Limited Liability Company.

[Signature]
Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

ALL OF THE PROPOSED LOTS CONTAINED WITHIN THE PROPOSED DIXIE FARMS PLAT "F-1" SUBDIVISION. THE OVERALL BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°52'20"W 2552.50 FEET AND SOUTH 1813.11 FEET FROM THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 47.12 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S46°33'05"W 42.43 FEET); THENCE NORTH 88°26'55" WEST 666.97 FEET; THENCE NORTH 21°29'05" EAST 107.47 FEET; THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS N21°46'26"W 91.76 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS N05°12'50"E 10.14 FEET); THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS N07°20'09"W 33.11 FEET); THENCE NORTH 00°07'53" WEST 385.59 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE OF 24°59'53" AND LONG CHORD BEARS N12°22'03"E 132.88 FEET); THENCE NORTH 24°52'00" EAST 55.72 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS N20°08'00"W 21.21 FEET); THENCE NORTH 65°08'00" WEST 65.01 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS N70°50'10"W 13.51 FEET); THENCE NORTH 07°39'41" EAST 196.12 FEET; THENCE SOUTH 65°08'00" EAST 868.88 FEET; THENCE SOUTH 24°52'00" WEST 20.82 FEET; THENCE ALONG THE ARC OF 792.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 322.29 FEET (CURVE HAVING A CENTRAL ANGLE OF 23°18'55" AND LONG CHORD BEARS S13°12'32"W 320.07 FEET); THENCE SOUTH 01°33'05" WEST 333.30 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)

PARCEL 2:

ALL OF THE PROPOSED UNITS CONTAINED WITHIN THE PROPOSED DIXIE FARMS PLAT "F-2" SUBDIVISION. THE OVERALL BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°52'20"W 829.81 FEET AND SOUTH 674.59 FEET FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 65°08'00" EAST 255.45 FEET; THENCE SOUTH 07°39'41" WEST 196.12 FEET; THENCE ALONG THE ARC OF A 68.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 13.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 11°24'19" AND LONG CHORD BEARS S70°50'10"E 13.51 FEET); THENCE SOUTH 65°08'00" EAST 65.01 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.56 FEET (CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND LONG CHORD BEARS S20°08'00"E 21.21 FEET); THENCE SOUTH 24°52'00" WEST 55.72 FEET; THENCE ALONG THE ARC OF A 307.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 133.94 FEET (CURVE HAVING A CENTRAL ANGLE

OF 24°59'53" AND LONG CHORD BEARS S12°22'03"W 132.88 FEET); THENCE SOUTH 00°07'53" EAST 385.59 FEET; THENCE ALONG THE ARC OF A 132.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 33.20 FEET (CURVE HAVING A CENTRAL ANGLE OF 14°24'30" AND LONG CHORD BEARS S07°20'09"E 33.11 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.34 FEET (CURVE HAVING A CENTRAL ANGLE OF 39°30'27" AND LONG CHORD BEARS S05°12'50"W 10.14 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 102.79 FEET (CURVE HAVING A CENTRAL ANGLE OF 93°28'58" AND LONG CHORD BEARS S21°46'26"E 91.76 FEET); THENCE SOUTH 21°29'05" WEST 107.47 FEET; THENCE NORTH 88°26'55" WEST 73.23 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 38.54 FEET (CURVE HAVING A CENTRAL ANGLE OF 88°19'02" AND LONG CHORD BEARS N44°17'24"W 34.83 FEET); THENCE NORTH 00°07'53" WEST 694.85 FEET; THENCE ALONG THE ARC OF A 444.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 171.83 FEET (CURVE HAVING A CENTRAL ANGLE OF 22°10'27" AND LONG CHORD BEARS N11°13'07"W 170.76 FEET); THENCE NORTH 22°18'20" WEST 210.72 FEET; THENCE ALONG THE ARC OF 356.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 66.33 FEET (CURVE HAVING A CENTRAL ANGLE OF 10°40'34" AND LONG CHORD BEARS N16°58'03"W 66.24 FEET) TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°52'20" EAST ALONG SECTION LINE FROM THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, TO THE NORTHEAST CORNER OF SAID SECTION 27. (NAD 83)