

WHEN RECORDED, MAIL TO  
AND MAIL TAX NOTICES TO:

Boyer Robbins JV, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attn: Chief Financial Officer

Parcel Nos.: SS-104B; PCA-105

**SPECIAL WARRANTY DEED**

**ROBBINS PCP, INC**, a Utah corporation, whose address is 410 W Ariane Way, Centerville, Utah 84014, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, **CONVEYS AND WARRANTS** against all who claim by, through, or under Grantor, and none else, to **BOYER ROBBINS JV, L.C.**, a Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111, Grantee, the following described real property, situate in Summit County and State of Utah, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

*See Exhibit "A" attached hereto and incorporated herein by this reference.*

TOGETHER WITH all improvements thereon and all rights, appurtenances, hereditaments thereunto belonging or in anywise appertaining.

WITNESS my hand this 19<sup>th</sup> day of December, 2022.

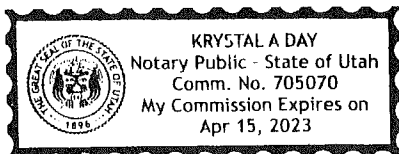
ROBBINS PCP, INC, a Utah corporation

By: *F.D. Robbins*  
Name: F.D. Robbins  
Title: President

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

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, a Notary Public, by F.D. Robbins, as Authorized Representative of Robbins PCP, Inc. this 19<sup>th</sup> day of December, 2022.

WITNESS my hand and official seal.



*[Signature]*  
NOTARY PUBLIC  
My Commission Expires:

## EXHIBIT A TO SPECIAL WARRANTY DEED

That certain real property in Summit County, State of Utah, more particularly described as follows:

### **PARCEL 1 (SS-104-B):**

Beginning at a point North 545.80 feet and West 296 feet from the south quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence West 204 feet; thence North 200 feet; thence East 204 feet; thence South 200 feet to the point of beginning.

Together with right-of-way over the following:

Beginning at a point East 63.12 feet from said south quarter corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North  $06^{\circ}01'26''$  West 515.65 feet; thence West 305.01 feet; thence North 33.00 feet; thence East 334.70 feet to a point on an old fence line; thence South  $06^{\circ}01'26''$  East along said old fence line 548.83 feet; thence West 33.18 feet to the point of beginning.

Also: Together with a right-of-way over the existing gravel road that runs easterly from the above described 33.00-foot right-of-way to Highway U.S. Alternate 40.

### **PARCEL 2 (PCA-105):**

The south one half (1/2) of the following described parcel:

Beginning at a point that is located North 745.80 feet and West 2935.76 feet from the southeast corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence West 204.01 feet to the east line of Iron Canyon Subdivision according to the official plat thereof on file and of record in the Summit County Recorder's Office; thence along said east line North 22.26 feet to a point on the south line of Aspen Springs Ranch Phase 1 Subdivision according to the official plat thereof on file and of record in the Summit County Recorder's Office; thence South  $88^{\circ}50'22''$  East 1.58 feet long said south line to a point on and existing fence line; thence North  $0^{\circ}04'26''$  East 21.60 feet along said south line and said existing fence line; thence South  $87^{\circ}56'11''$  East 139.18 feet along said south line and said existing fence line; thence South  $88^{\circ}52'28''$  East 64.83 feet along said south line and said existing fence line; thence South 33.64 feet more or less to the point of beginning.