

Mail Recorded Deed and Tax Notice To:
Multifamily Developers, LLC, a Utah limited liability company
2600 W. University Parkway, Suite 120
Lehi, UT 84043



File No.: 138602-CAB

SPECIAL WARRANTY DEED

Pinkerton Housing LLC, a Utah limited liability company as to an undivided 62.5% interest and University Haven, LLC, a Utah limited liability company as to an undivided 37.5% interest as tenants in common

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

Multifamily Developers, 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.: 18-030-0042 and 18-027-0195 (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.


Dated this ¹⁹~~20~~th day of January, 2021.

Pinkerton Housing LLC, a Utah limited liability company

BY: Veyo Holdings, LLC, its Manager

BY: 
Kellen Jones
Manager

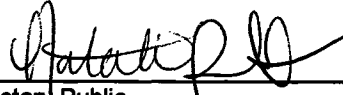
University Haven, LLC, a Utah limited liability company

BY: 
Sean Clark
Manager

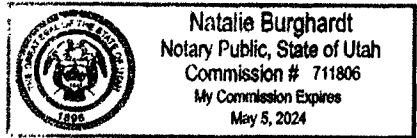
STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of January, 2021, personally appeared before me Kellen Jones, who acknowledged themselves to be the Manager of Veyo Holdings, LLC, Manager of Pinkerton Housing LLC, a Utah limited liability company, and that they, as such Manager of Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



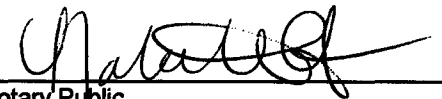
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 19th day of January, 2021, personally appeared before me Sean Clark, who acknowledged themselves to be the Manager of University Haven, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

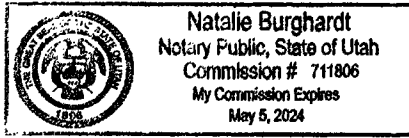


EXHIBIT A
Legal Description

PARCEL 1:

Commencing at a point located South 89°28'50" West along the section line 0.61 feet and North 60.00 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°24'56" West along University Parkway 136.91 feet; thence North 00°54'32" West 380.87 feet; thence North 89°40'04" East along Plat "B", Parkway Crossing Subdivision 8.51 feet; thence South 00°31'17" East 0.04 feet; thence North 89°28'00" East 484.97 feet; thence South 30°04'07" East along a railroad right-of-way 368.02 feet; thence South 89°24'56" West along said University Parkway 535.54 feet; thence South 00°35'04" East along said University Parkway 60.00 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

A portion of land in fee for the "Frontrunner South Commuter Rail", a Utah Transit Authority Project, being part of the Grantor's property defined in that certain Quit Claim Deed recorded October 05, 2006 as Entry No. 132408:2006, situate in the South half of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, and described as follows:

Beginning at a point on the Westerly line of the Union Pacific Railroad right of way and the Southeast corner of the Grantor's property, said point being North 89°10'40" East 540.09 feet along the South line of the Southeast quarter of said Section 21 and North 00°49'20" West 108.96 feet from the South quarter corner of said Section 21 and running thence South 88°54'05" West 14.88 feet along the Grantor's South line; thence North 30°12'55" West 379.72 feet to a point on the North line of the Grantor's property; thence North 89°25'05" East 14.96 feet along said North line to the Northeast corner of the Grantor's property and said railroad right of way; thence South 30°12'55" East 379.57 feet along said railroad right of way to the said Southeast corner and the point of beginning.

PARCEL 2:

Commencing at a point located South 89°28'50" West along the section line 137.52 feet and North 59.85 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along University Parkway the following 3 courses: South 89°24'56" West 313.09 feet; South 00°35'04" East 10.91 feet; South 89°04'45" West 275.60 feet; thence North 06°15'24" West along Plat "A", Parkway Chevron Subdivision 225.80 feet; thence South 88°43'07" West along Plat "C" Parkway Crossing Subdivision 0.30 feet; thence North 06°14'34" West along said Plat "C" 170.82 feet; thence North 76°42'11" East along Plat "B" Parkway Crossing Subdivision 5.91 feet; thence North 89°39'32" East along said Plat "B" 11.42 feet; thence North 00°04'20" West along said Plat "B" 0.15 feet; thence North 89°40'04" East along said Plat "B" 608.81 feet; thence South 00°54'32" East 380.87 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 726.08 feet and North 46.65 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence North 06°15'17" West 225.80 feet; thence South 88°43'07" West 0.28 feet; thence North 06°14'34" West 170.82 feet; thence North 76°42'11" East 5.89 feet; thence North 89°39'32" East 11.42 feet; thence North 00°04'20" West 0.16 feet; thence North 89°40'04" East 358.68 feet; thence South 00°29'20" East 209.98 feet; thence South 03°21'06" East 40.05 feet; thence South 00°29'20" East 132.00 feet; thence South 89°25'18" West 62.17 feet; thence South 00°35'04" East 10.91 feet; thence South 89°04'45" West 275.60 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Commencing at a point located South 89°28'50" West along the section line 218.65 feet and North 440.97 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the arc of a 133.00 foot radius curve to the right 71.94 feet (chord bears South 74°10'23" West 71.06 feet); thence North 89°57'40" West 30.19 feet; thence North 00°20'22" West 18.79 feet; thence North 89°40'04" East 98.67 feet, more or less, to the point of beginning.