

Mail Recorded Deed and Tax Notice To:  
JDH Development, LLC  
1850 North 1450 West  
Lehi, UT 84043



File No.: 94045-AF

## SPECIAL WARRANTY DEED

**Boyer UMA, L.C., a Utah limited liability company**  
**GRANTOR(S)** of Salt Lake City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to  
**JD Ranches, 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.:** 13-034-0061 (for reference purposes only)

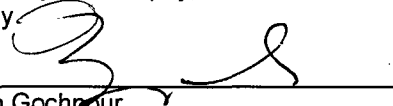
Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 5<sup>th</sup> day of December, 2017.

Boyer UMA, L.C., a Utah limited liability company

BY: The Boyer <sup>Company</sup> ~~Company~~, L.C. a limited liability company.

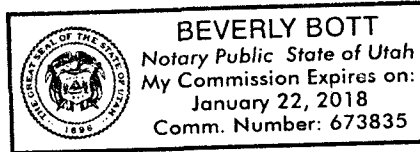
BY:   
Brian Gochnour  
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 6th day of December, 2017, personally appeared before me Brian Gochnour, who acknowledged himself to be the Manager of The Boyer Company, L.C., a limited liability company, Manager of Boyer UMA, L.C., a Utah limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

  
Notary Public



File No. 94045-AF

**EXHIBIT A**

Commencing 59 rods South of the Northeast corner of the Northeast quarter of Section 20, Township 5 South, Range 1 East of the Salt Lake Base and Meridian and running thence South 19 rods 5 feet; thence West 50 rods; thence North 19 rods 5 feet; thence East 50 rods to the place of beginning, the same being a part of the Northeast quarter of the Northeast quarter of said Section 20.

LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property, incident to the construction of an expressway known as Parcel No. R399, situate in the Northeast quarter of the Northeast quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, which point is 1292.00 feet South along the section line from the Northeast corner of said Section 20 and running thence West 837.35 feet (record 825.00 feet), more or less, to the Westerly boundary line of said entire tract, being the Easterly boundary line of the Boyer Lehi Ranches LC property; thence North  $00^{\circ}30'10''$  East 59.48 feet along said Westerly boundary line to a point 60.00 feet perpendicularly distant Northerly from the centerline of said project, opposite approximate Engineer's Station 785+79.61; thence South  $84^{\circ}55'14''$  East 288.23 feet parallel to said centerline, to the point of tangency with a 2,440.00-foot radius curve to the left; thence Easterly 215.92 feet along the arc of said curve (chord bears South  $87^{\circ}27'20''$  East 215.85 feet) concentric with said centerline; thence South  $89^{\circ}59'27''$  East 277.56 feet parallel to said centerline; thence North  $52^{\circ}31'21''$  East 35.29 feet to a point 81.48 feet perpendicularly distant Northerly from said centerline, opposite approximate Engineer's Station 793+94.63; thence North  $89^{\circ}58'43''$  East 28.54 feet to the Easterly boundary line of said entire tract and said section line; thence South 45.81 feet along said Easterly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property, incident to the construction of an expressway known as Parcel No. R399, situate in the Northeast quarter of the Northeast quarter of Section 20, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 973.50 feet South along the section line from the Northeast corner of said Section 20 and running thence South 272.69 feet along the section line to the Northerly right of way line of said project, at a point 81.49 feet perpendicularly distant Northerly from the centerline of said project, opposite approximate Engineer's Station 794+23.16; thence South  $89^{\circ}58'43''$  West 28.54 feet along said right of way line; thence North  $00^{\circ}02'24''$  East 84.95 feet; thence North  $11^{\circ}21'00''$  East 101.98 feet; thence North  $00^{\circ}02'24''$  East 87.76 feet to the Northerly boundary line of said entire tract; thence East 8.35 feet to the point of beginning as shown on the official maps of said project on file in the office of the Utah Department of Transportation.