

When recorded mail to (Tax Mailing Address):

Grantee

10771 S. RIPPLING BAY
SOUTH JORDAN, UT 84009

MTC File No. 307599

ENT 123602:2021 PG 1 of 4

Andrea Allen
Utah County Recorder

2021 Jul 13 02:13 PM FEE 40.00 BY SW
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Rushton Family Company, LLC, as to an undivided 20% interest; A. Laurence & Elva J. Rushton Family Company, LLC, as to an undivided 20% interest; Jones Lehi, LLC, as to an undivided 20% interest; Floyd & Norma Rushton Properties, LLC, as to an undivided 20% interest; and Elsie Lovelace, LLC, as to an undivided 20% interest, GRANTORS, for good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantors to

Saratoga 262 Partners LLC, a Utah limited liability company

GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See attached Exhibit "A"

Tax Parcel No. 58-041-0238

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

In witness whereof, the Grantors have executed this instrument this 2 day of July, 2021.

RUSHTON FAMILY COMPANY, LLC
a Utah limited liability company

By: Lynda R. Ahlquist
Lynda R. Ahlquist, Manager

A. LAURENCE & ELVA RUSHTON
FAMILY COMPANY, LLC
a Utah limited liability company

By: Terry L. Rushton
Terry L. Rushton, Manager

JONES LEHI, LLC
a Utah limited liability company

By: H. Rynn Jones
H. Rynn Jones, Manager

FLOYD & NORMA RUSHTON
PROPERTIES, LLC
a Utah limited liability company

By: Floyd S. Rushton
Floyd S. Rushton, Manager

ELSIE LOVELACE, LLC
a Utah limited liability company

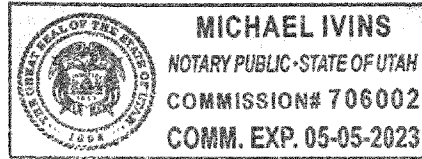
By: Marianne Turpin
Brad D. Turpin by Marianne Turpin as
attorney in fact, Its Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Lynda R. Ahlquist, the Manager of Rushton Family Company, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

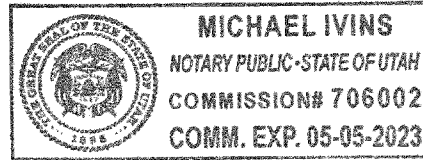


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Terry L. Rushton, the Manager of A. Laurence & Elva J. Rushton Family Company, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.

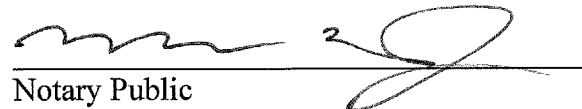


Notary Public

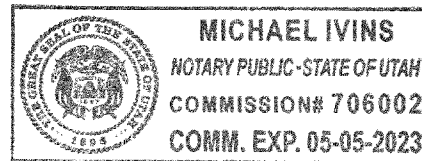


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by H. Rynn Jones, the Manager of Jones Lehi, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

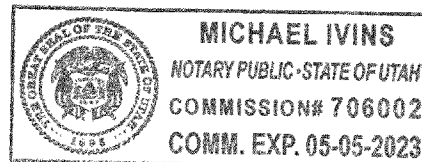


STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Floyd S. Rushton, the Manager of Floyd & Norma Rushton Properties, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.




Notary Public



STATE OF UTAH)
)
) :SS
)
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 2 day of July, 2021 by Marianne Turpin as attorney in fact for Brad D. Turpin, the Manager of Elsie Lovelace, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.



Notary Public

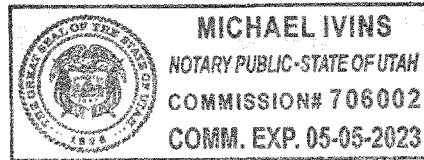


Exhibit "A"

Parcel 2: [58-041-0238]

The Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Less and excepting:

A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located South 89°50'07" East along the quarter section line 1941.72 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 89°50'07" East 761.26 feet to the center of said Section 34, also being the Northwest Corner of The Benches Plat 10 Subdivision; thence South 0°23'55" East along the quarter section line 1702.33 feet; thence West 773.11 feet; thence North 1704.48 feet to the point of beginning.

Also, less and excepting:

A portion of the Southwest Quarter of Section 34, Township 5 South, Range 1 West, more particularly described as follows:

Beginning at a point located South 89°50'07" East along the Quarter Section Line 1047.92 feet from the West 1/4 Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence South 89°50'07" East 893.80 feet; thence South 1704.48 feet; thence West 893.80 feet; thence North 1707.05 feet to the point of beginning.

Parcel 3:

A non-exclusive easement and right of way and for the installation and maintenance of underground utilities as disclosed in that certain Access and Utilities Easement Agreement recorded June 4, 2018 as Entry No. 51455:2018, Amended December 2, 2019 as Entry No. 127037:2019 of Official Records.

Parcel 4:

A non-exclusive easement and right of way and for the installation and maintenance of underground utilities as disclosed in that certain Access and Utilities Easement Agreement recorded December 2, 2019 as Entry No. 127041:2019 of Official Records.

Tax Parcel No. 58-041-0238