

When recorded, return to:
Spanish Fork Investments, LLC
367 East 280 South
Alpine, UT 84004

UW-FILE NO. 13444
Tax Parcels 25-029-0058; 25-029-0061; 25-029-0063; 25-029-0062

SPECIAL WARRANTY DEED

STATE OF UTAH §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF UTAH §

THAT FIG TORREY RANCH, LLC, a Utah limited liability company (“Grantor”), for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration paid in hand, the receipt and sufficiency of which is hereby acknowledged, by SPANISH FORK INVESTMENTS, LLC, a Utah limited liability company (the “Grantee”), whose address is 352 River Meadow Drive, Alpine, Utah 84004, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Utah County, Utah and described on Exhibit “A” attached hereto and incorporated herein by this reference for all purposes, together with all buildings, easements, appurtenances, rights, privileges, reversionary interests and improvements thereunto belonging or appurtenant to such land; all right, title and interest of Grantor in and to all alleys, strips or gores of land, if any, lying adjacent to such land, any and all minerals and mineral rights, water and water rights, wells, well rights and well permits, all rights to utilities serving such land, including all water and sewer taps and tap fees, sanitary or storm sewer capacity or reservations and rights under utility agreements with any applicable governmental or quasi-governmental entities or agencies with respect to the providing of utilities to such land; and all right, title and interest of Grantor in and to all rights-of-way, rights of ingress or egress or other interests in, on, or to, any land, highway, street, road, or avenue, open or proposed, in, on, or across, in front of, abutting or adjoining such land (collectively, the “Property”).

This conveyance and the warranties of title herein are expressly made subject only to the matters set forth on Exhibit “B” attached hereto and incorporated herein by this reference for all purposes to the extent the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee’s successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor’s successors, to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee’s successors and assigns, against the acts of Grantor and no other.

Ad valorem taxes have been paid through the year 2022, and ad valorem taxes for the year 2022 have been prorated and assumed by Grantee.

EXECUTED effective as of December 12, 2022.

GRANTOR:

FIG TORREY RANCH, LLC,
a Utah limited liability company

By: ME MCR
Name: Michael C. Miller
Its: Manager

STATE OF UTAH)
) §§
County of Utah)

The foregoing Special Warranty Deed was executed before me on December 12, 2022,
by Michael C. Miller, the Manager of FIG TORREY RANCH, LLC, a Utah limited liability
company, on behalf thereof.

Karen Weeks
Notary Public

My Commission Expires:
8-1-23

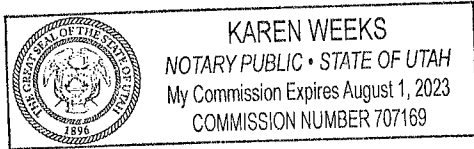


Exhibit A
to
Special Warranty Deed

Legal Description

Parcel 1: Phase 2 property:

BEGINNING AT A POINT WHICH LIES N01°38'09"W 392.89 FEET ALONG THE SECTION LINE AND EAST 1339.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°18'43"E 84.00 FEET; THENCE S89°41'17"E 0.96 FEET; THENCE SOUTHEASTERLY 18.89 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°12'44", THE CHORD S44°53'38"E 17.00 FEET; THENCE EAST 304.76 FEET; THENCE NORTHEASTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 16.97 FEET; THENCE NORTH 117.26 FEET; THENCE EAST 386.46 FEET; THENCE SOUTHEASTERLY 100.27 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 76°35'57", THE CHORD BEARS S51°42'01"E 92.97 FEET; THENCE EAST 135.61 FEET; THENCE NORTH 166.63 FEET; THENCE N89°50'20"E 394.01 FEET; THENCE S00°14'39"E 681.89 FEET; THENCE S89°36'57"W 63.48 FEET; THENCE NORTHEASTERLY 62.62 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 89°41'41", THE CHORD BEARS N44°33'21"E 56.42 FEET; THENCE N00°17'30"W 159.80 FEET; THENCE WEST 199.15 FEET; THENCE SOUTH 49.63 FEET; THENCE WEST 418.49 FEET; THENCE SOUTH 114.87 FEET; THENCE SOUTHEASTERLY 63.16 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°28'07", THE CHORD BEARS S45°14'03"E 56.80 FEET; THENCE S89°31'53"W 140.00 FEET; THENCE NORTHEASTERLY 62.50 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°31'53", THE CHORD BEARS N44°45'57"E 56.34 FEET, THENCE NORTH 169.91 FEET; THENCE NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 21.21 FEET; THENCE WEST 199.59 FEET; THENCE NORTHWESTERLY 117.81 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 106.07 FEET; THENCE NORTH 76.66 FEET; THENCE NORTHWESTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 16.97 FEET; THENCE WEST 305.08 FEET; THENCE SOUTHWESTERLY 18.81 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°47'16", THE CHORD BEARS S45°06'22"W 16.94 FEET; THENCE N89°41'17"W 1.11 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPTING BEGINNING AT A POINT WHICH LIES N01°38'09"W 316.15 FEET ALONG THE SECTION LINE AND EAST 1714.70 FEET FROM THE SOUTHWEST

CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 205.92 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 35.36 FEET; THENCE EAST 314.46 FEET; THENCE SOUTHEASTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 39.60 FEET; THENCE SOUTH 202.92 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"W 39.60 FEET; THENCE WEST 311.46 FEET; THENCE NORTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 39.60 FEET TO THE POINT OF BEGINNING.

Parcel 2: TOGETHER WITH Phase 3 Parcel 1 property:

BEGINNING AT A POINT WHICH LIES N01°38'09"W 11.37 FEET ALONG THE SECTION LINE AND EAST 1328.48 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'06"W 322.82 FEET; THENCE N00°18'43"E 58.54 FEET; THENCE S89°41'17"E 1.11 FEET; THENCE NORTHEASTERLY 18.81 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°47'16", THE CHORD BEARS N45°06'22"E 16.94 FEET; THENCE EAST 305.08 FEET; THENCE SOUTHEASTERLY 18.85 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 16.97 FEET; THENCE SOUTH 76.66 FEET; THENCE SOUTHEASTERLY 117.81 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 106.07 FEET; THENCE EAST 199.59 FEET; THENCE SOUTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 21.21 FEET; THENCE SOUTH 169.91 FEET; THENCE SOUTHWESTERLY 62.50 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°31'53", THE CHORD BEARS S44°45'57"W 56.34 FEET; THENCE S89°31'53"W 580.43 FEET TO THE POINT OF BEGINNING.

Parcel 3: TOGETHER WITH the Phase 3 Parcel 2 property:

BEGINNING AT A POINT WHICH LIES N01°38'09"W 17.26 FEET ALONG THE SECTION LINE AND EAST 2049.06 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTHWESTERLY 63.16 FEET ALONG THE ARC OF A 40.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°28'07", THE CHORD BEARS N45°14'03"W 56.80 FEET; THENCE NORTH 114.87 FEET; THENCE EAST 418.49 FEET; THENCE SOUTH 151.78 FEET; THENCE S89°31'53"W 378.17 FEET TO THE POINT OF BEGINNING.

Parcel 4: And TOGETHER WITH the Phase 6 property:

BEGINNING AT A POINT WHICH LIES N01°38'09"W 316.15 FEET ALONG THE SECTION LINE AND EAST 1714.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 205.92 FEET; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"E 35.36 FEET; THENCE EAST 314.46 FEET; THENCE SOUTHEASTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"E 39.60 FEET; THENCE SOUTH 202.92 FEET; THENCE SOUTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS S45°00'00"W 39.60 FEET; THENCE WEST 311.46 FEET; THENCE NORTHWESTERLY 43.98 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", THE CHORD BEARS N45°00'00"W 39.60 FEET TO THE POINT OF BEGINNING.

Exhibit B
to
Special Warranty Deed
Permitted Exceptions

Taxes for the year 2023 for: Tax Serial No. 25-029-0058. (Parcel 1); Tax Serial No. 25-029-0061; Tax Serial No. 25-029-0063. (Parcel 3); and Tax Serial No. 25-029-0062. (Parcel 4)

Said Property is included within the boundaries of Spanish Fork City; North Pointe Solid Waste District; Utah Valley Road Special Service District; Utah Valley Dispatch and is subject to the charges and assessments thereof.

Notice of Easement by Spanish Fork South Irrigation Company, a Utah corporation, dated October 12, 2011, and recorded October 19, 2011, as Entry No. 74606:2011, of Official Records. (Parcels 1-4)

Easement and conditions contained therein with DAC-SWENSON, L.C., Grantor and City of Spanish Fork, a Utah municipal corporation, Grantee for the purpose of municipal utility easement and agreement, dated June 15, 2021, and recorded July 6, 2021, as Entry No. 119146:2021. (Parcel 1)

Easement and conditions contained therein with FIG Project DD LLC, Grantor and DAC-SWENSON LC, Grantee for the purpose of construct "Utilities" or "utility" are defined herein to include all utility facilities, pipes, conduits, channels, ponds, ditches, boxes, facilities, and all related appurtenances for the provision of services such as drinking water, secondary water, irrigation water, electric power, telecommunications, storm drainage, storm sewer, sanitary sewer, sewer, roads, transportation, and internet lines and conduits, dated September 30, 2021, and recorded October 1, 2021, as Entry No. 169796:2021. (Parcels 1-4)

Ordinance No. A20-01, An Ordinance Annexing Property Known as the DAC-Swenson Annexation, dated February 4, 2020, and recorded March 4, 2020, as Entry No. 28044:2020, of Official Records. (Parcels 1-4)

Deed of Trust, issues, profits, and other monies accruing from said land to secure an indebtedness: executed between FIG PROJECT DD, LLC, a Utah limited liability company, TRUSTOR, and PROVO ABSTRACT COMPANY, INC., a Utah corporation, TRUSTEE, and DAC-SWENSON, LC, a Utah limited liability company, BENEFICIARY, dated September 30, 2021, recorded October 1, 2021, as Entry No. 169795:2021, of Official Records. (Parcel 1)