

When Recorded mail to:
Brylee Holdings, LLC and JDH Brylee, LLC
9089 South 1300 West, #100
West Jordan, UT 84088
File No. BT-17023HUD

ENT 125378:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Nov 26 03:40 PM FEE 40.00 BY IP
RECORDED FOR Bartlett Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Space above this line for recording data.

SPECIAL WARRANTY DEED

Utah Real Estate Ventures, LLC, a Utah limited liability company GRANTOR(S)
of Draper, County of Salt Lake, State of Utah
Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to
Brylee Estates Land Holdings, LLC, a Utah limited liability company GRANTEE(S)
of West Jordan, County of Salt Lake, State of Utah

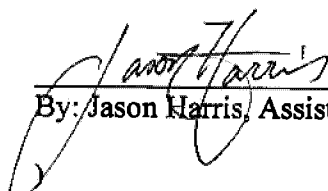
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION, THE FOLLOWING DESCRIBED TRACT OF LAND IN Utah COUNTY,
STATE OF UTAH, to-wit:

See Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2019 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 26 day of November, 2019.

Utah Real Estate Ventures, LLC, a Utah limited liability company


By: Jason Harris, Assistant Secretary

STATE OF Utah

:ss

COUNTY OF Salt Lake)

On the 26 day of November, 2019, personally appeared before me Jason Harris who being by me duly sworn did say for himself that the said Jason Harris is the Assistant Secretary of Utah Real Estate Ventures, I.L.C., a Utah limited liability company, and said Jason Harris signed on behalf of said Limited Liability Company by authority of a resolution of the management.


NOTARY PUBLIC

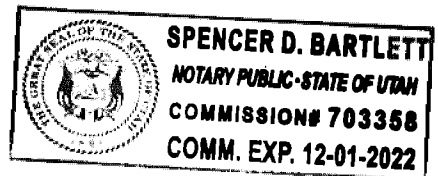


EXHIBIT "A"

A portion of the Southeast Quarter of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:

Beginning at a point located $N0^{\circ}51'28''E$ along the Quarter Section Line 982.74 feet and East 655.56 feet from the South 1/4 Corner of Section 2, Township 6 South, Range 2 West, Salt Lake Base & Meridian; thence North 86.00 feet; thence West 47.61 feet; thence North 328.00 feet; thence East 159.03 feet; thence North 86.00 feet; thence East 462.48 feet to the west line of Eagle Mountain Boulevard; thence southeasterly along the arc of a 2437.50 foot radius non-tangent curve to the right (radius bears: $S67^{\circ}38'00''W$) 492.97 feet through a central angle of $11^{\circ}35'16''$ (chord: $S16^{\circ}34'22''E$ 492.13 feet); thence $S79^{\circ}41'28''W$ 158.22 feet; thence West 558.60 feet to the point of beginning.