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Book - 10651 Pg - 6127-6129
ADAM GARDINER
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded, mail to:

San Tropez Holdings, LLC
Attn: Dylan Olsen
595 S Riverwoods Pkwy, Ste. 400
Logan, Utah 84321

File No. NCS-883672-SLC1

Parcel 27-20-351-028-0000

Special Warranty Deed

San Tropez West Holdings, LLC, a Utah limited liability company, as Grantor, of Logan, County of Cache, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor, to San Tropez Holdings, LLC, a Utah limited liability company, as Grantee, 595 South Riverwoods Parkway, Suite 400, Logan, Utah 84321, for the sum of TEN DOLLARS and other good and valuable consideration the following described property situated in the County of Salt Lake, State of Utah, to wit:

Refer to Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO all easements, covenants, restrictions, rights of way and reservations appearing of record, and taxes for the year 2018, and thereafter.

WITNESS the hand of said Grantor this 22nd day of February, 2018.

FIRST AMERICAN TITLE
#NCS 883672 + 883675

SAN TROPEZ WEST HOLDINGS, LLC,
a Utah limited liability company

By: [Signature]
Name: Jeffrey S. Nielson
Its: Manager

State of Utah)
 :SS
County of CACHE)

On this 22nd day of February, 2018, before me, the undersigned Notary Public, personally appeared JEFFREY S. NIELSON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
NOTARY PUBLIC

EXHIBIT 'A'

PARCEL 1:

PORTIONS OF LOTS 1 AND 2 OF THE SOUTH DISTRICT SUBDIVISION AS RECORDED IN BOOK 2009P AT PAGE 2 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 11800 SOUTH STREET, SAID POINT BEING ALSO ON THE SOUTH BOUNDARY LINE OF SAID THE SOUTH DISTRICT SUBDIVISION, SAID POINT BEING ALSO NORTH 89°50'48" WEST 1623.61 FEET, ALONG THE SECTION LINE, AND NORTH 55.50 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20; AND RUNNING THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH BOUNDARY LINE, NORTH 89°50'48" WEST 310.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BANGERTE HIGHWAY AND THE SOUTHWEST BOUNDARY CORNER OF SAID THE SOUTH DISTRICT SUBDIVISION; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY LINE OF SAID THE SOUTH DISTRICT SUBDIVISION, NORTH 02°00'49" WEST 573.47 FEET TO THE NORTHWEST BOUNDARY CORNER OF SAID THE SOUTH DISTRICT SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID THE SOUTH DISTRICT SUBDIVISION, SOUTH 89°59'18" EAST 599.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF DISTRICT DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIX (6) COURSES: (1) SOUTHEASTERLY 46.69 FEET ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 35°17'24" EAST 41.97 FEET, (2) SOUTHWESTERLY 142.41 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 33°12'04" WEST 138.73 FEET, (3) SOUTH 55°52'00" WEST 117.50 FEET, (4) SOUTHWESTERLY 263.27 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 27°56'00" WEST 252.96 FEET, (5) SOUTH 125.52 FEET, (6) SOUTHWESTERLY 8.85 FEET ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 12°59'53" WEST 8.77 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND FOR THE INSTALLATION, OPERATION, MAINTENANCE, SERVICE, REPAIR, IMPROVEMENT AND REPLACEMENT OF UTILITIES, APPURTENANT TO PARCEL 1 DESCRIBED ABOVE, AS DEFINED, DESCRIBED AND CREATED PURSUANT TO THAT CERTAIN DECLARATION OF ACCESS AND UTILITY EASEMENTS RECORDED DECEMBER 30, 2010 AS ENTRY NO. 11107309 IN BOOK 9893 AT PAGE 6507 IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDER, OVER AND ACROSS THE FOLLOWING DESCRIBED EASEMENT AREA:

"PRIVATE ROAD WEST"

BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 14, THE DISTRICT COMMERCIAL SUBDIVISION PLAT, AS RECORDED IN BOOK 2007P AT PAGE 312 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT BEING ALSO NORTH 00°00'42" EAST 626.95 FEET ALONG THE SECTION LINE AND WEST 1259.54 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°00'42" WEST 8.29 FEET; THENCE SOUTHWESTERLY 31.41 FEET ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 49°06'25" WEST 28.81 FEET; THENCE SOUTHWESTERLY 189.67 FEET ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 32°02'04" WEST 184.25 FEET; THENCE SOUTH 55°52'00" WEST 117.50 FEET; THENCE SOUTHWESTERLY 216.46 FEET ALONG THE ARC OF A 222.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 27°56'00" WEST 207.99 FEET; THENCE SOUTH 125.73 FEET; THENCE SOUTHERLY 9.32 FEET ALONG THE ARC OF A 12.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 21°21'13" EAST 9.10 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 11800 SOUTH STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°50'48" WEST 53.29 FEET; THENCE NORTHERLY 8.85 FEET ALONG THE ARC OF A 19.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 12°59'53" EAST 8.77 FEET; THENCE NORTH 125.52 FEET; THENCE NORTHEASTERLY 263.27 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 27°56'00" EAST 252.96 FEET; THENCE NORTH 55°52'00" EAST 117.50 FEET; THENCE NORTHEASTERLY 166.37 FEET ALONG THE ARC OF A 180.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 29°23'15" EAST 160.51 FEET; THENCE NORTHWESTERLY 15.40 FEET ALONG THE ARC OF A 9.50 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 43°32'24" WEST 13.77 FEET; THENCE NORTH 00°00'42" EAST 0.50 FEET TO THE SAID SOUTHERLY BOUNDARY LINE OF LOT 14, THE DISTRICT COMMERCIAL SUBDIVISION PLAT; THENCE, ALONG SAID SOUTHERLY BOUNDARY LINE, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°59'18" EAST 0.28 FEET, (2) SOUTH 84°59'59" EAST 77.18 FEET TO THE POINT OF BEGINNING.

A.P.N. 27-20-351-028-0000