

Mail Recorded Deed and Tax Notice To:
Salisbury Developers, Inc.
494 West 1300 North
Springville, UT 84663



File No.: 120624-EDP

WARRANTY DEED

Salisbury Land Development, LLC, a Utah limited liability company

GRANTOR(S) of Springville, State of Utah, hereby Conveys and Warrants to

Salisbury Developers, Inc.

GRANTEE(S) of Springville, 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.: 27-005-0089 and 27-005-0092 (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 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 17th, December 2019

Salisbury Land Development, LLC



Rick Salisbury
Manager

STATE OF UTAH

COUNTY OF UTAH

On the 17th of December 2019, personally appeared before me Rick Salisbury, who acknowledged themselves to be the Manager of Salisbury Land Development, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

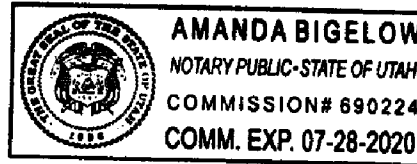

Notary Public

EXHIBIT A
Legal Description

PARCEL 1:

A portion of the Southwest quarter of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, located in Spanish Fork, Utah, more particularly described as follows:

Beginning at the Southwest corner of Plat C2, Legacy Farms at Spanish Fork Subdivision, said point being located South 00°16'09" East along the section line 1004.81 feet and East 1181.92 feet from the West quarter corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing: South 89°19'06" West from the South quarter corner to the Southwest corner of Section 16); thence along the South line of said subdivision the following five (5) courses: North 47°17'20" East 279.39 feet; thence along the arc of a 647.00 foot radius curve to the left 33.00 feet through a central angle of 02°55'19" (chord: North 45°49'41" East 32.99 feet); thence North 44°22'01" East 119.40 feet; thence along the arc of a 1047.00 foot radius curve to the left 75.89 feet through a central angle of 04°09'11" (chord: North 42°17'26" East 75.87 feet); thence North 40°12'50" East 104.99 feet to the Westerly line of the Union Pacific Railroad; thence South 28°09'35" East along said line 861.11 feet; thence South 89°38'53" West 655.66 feet; thence along the arc of a 1273.00 foot radius non-tangent curve (radius bears: South 69°32'35" West) to the left 377.43 feet through a central angle of 16°59'15" (chord: North 28°57'02" West 376.05 feet) to the point of beginning.

PARCEL 2:

Beginning at a point that is South 89°19'10" West along the section line 168.76 feet and North 439.79 feet from the South quarter corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°52'38" West for a distance of 1,086.44 feet to a point on a line; thence North 09°54'10" East for a distance of 192.05 feet to the beginning of a curve, said curve turning to the left through an angle of 18°19'23", having a radius of 1,273.00 feet, and whose long chord bears North 00°44'29" East for a distance of 405.37 feet to the beginning of a non-tangential curve, said curve turning to the left through an angle of 12°01'58.4", having a radius of 1,273.31 feet, and whose long chord bears North 14°26'18" West for a distance of 266.92 feet to a point of intersection with a non-tangential line; thence North 89°38'35" East for a distance of 656.50 feet to a point on a line; thence South 28°01'35" East for a distance of 556.14 feet to a point on a line; thence South 28°07'04" East a distance of 417.82 feet to the point of beginning.