

WHEN RECORDED, PLEASE RETURN TO:

Peterbuilt HH, L.L.C.
6510 South Millrock Drive, Suite 450
Salt Lake City, UT 84121
Attn: Steve Peterson

13305288
6/22/2020 4:50:00 PM \$40.00
Book - 10965 Pg - 5317-5323
RASHELLE HOBBS
Recorder, Salt Lake County, UT
SNELL & WILMER
BY: eCASH, DEPUTY - EF 7 P.

APNs: 22-09-228-001-0000; 22-09-228-007-0000
22-09-228-010-0000; 22-09-228-012-0000
22-09-228-014-0000; 22-10-151-006-0000
22-10-151-007-0000; 22-10-151-008-0000
22-10-151-009-0000

(Space Above For Recorder's Use)

SPECIAL WARRANTY DEED

KMW DEVELOPMENT L.L.C., a Utah limited liability company, Grantor, of 2733 East Parleys Way, Suite 300, Salt Lake City, Utah 84109, hereby conveys and warrants against all who claim by, through, or under Grantor, but not otherwise, to PETERBUILT HH, L.L.C., a Utah limited liability company, Grantee, of 6510 South Millrock Drive, Suite 450, Salt Lake City, Utah 84121, for the sum of Ten Dollars (\$10.00), the following described tract of land in Salt Lake County, Utah, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

Together with all improvements thereon, and all rights, privileges, easements, tenements, and appurtenances belonging to the Property.

SUBJECT TO (i) all declarations, easements, rights-of-way, restrictions, covenants, and other matters of public record or enforceable in law and/or equity; (ii) all gas, water, and mineral rights of others; (iii) any matters that would be disclosed by an accurate, current survey and inspection of the Property; and (iv) current taxes and assessments.


Delivered this 15th day of June, 2020.

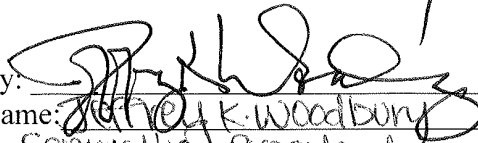
[Signatures and Acknowledgements Follow]

GRANTOR:


KMW DEVELOPMENT L.L.C., a Utah limited liability company

By: **WOODBURY CORPORATION**, a Utah corporation
Its: Manager

By: 
Name: D. Randall Woodbury
Its: President

By: 
Name: Jeffrey K. Woodbury
Its: Senior Vice President

By: **MILLROCK CAPITAL II, LLC**, a Utah limited liability company
Its: Manager

By: 
Name: Steven Peterson
Its: Manager

[Acknowledgements on Following Page]

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 15th day of June, 2020, by D. Randall Woodbury as the Pres. of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

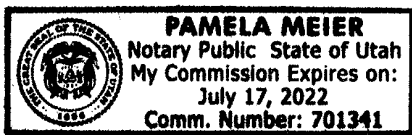
The foregoing instrument was acknowledged before me this 15th day of June, 2020, by Jeffrey K. Woodbury as the Sr. V.P. of WOODBURY CORPORATION, a Utah corporation, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Tiffany M. Steele
Notary Public

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ^{22nd}~~15th~~ day of June, 2020, by Steven Peterson as the Manager of MILLROCK CAPITAL II, LLC, a Utah limited liability company, as manager of KMW DEVELOPMENT L.L.C., a Utah limited liability company.



Pamela Meier
Notary Public

W
②

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of the Property

That certain real property located in Salt Lake County, State of Utah, more particularly described as follows:

PARCEL 1:

Beginning at a point that is located North 00°03'51" West 1431.39 feet along Section Line and West 1086.95 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South 87°46'29" West a distance of 213.43 feet to the beginning of a curve which represents the East Right-of-Way line of Highland Drive; said curve bears to the right through 13°32'49", having a radius of 1381.83 feet along the arc a distance of 326.72 feet, and whose long chord bears North 12°33'01" West a distance of 325.96 feet along said Highland Drive; thence continuing along said Highland Drive to the beginning of a spiral curve consisting of the following ten calls: Said curve bears to the right through 00°43'03", having a radius of 1430.07 feet along the arc a distance of 17.91 feet, and whose long chord bears North 05°15'53" West a distance of 17.91 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°41'32", having a radius of 1626.35 feet along the arc a distance of 19.65 feet, and whose long chord bears North 04°34'00" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°36'39", having a radius of 1843.20 feet along the arc a distance of 19.65 feet, and whose long chord bears North 03°54'54" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°31'46", having a radius of 2126.77 feet along the arc a distance of 19.65 feet, and whose long chord bears North 03°20'42" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°26'53", having a radius of 2513.45 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°51'23" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°21'59", having a radius of 3072.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°26'57" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°17'06", having a radius of 3949.71 feet along the arc a distance of 19.65 feet, and whose long chord bears North 02°07'24" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°12'13", having a radius of 5529.60 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01°52'45" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through 00°07'20", having a radius of 9216.00 feet along the arc a distance of 19.65 feet, and whose long chord bears North 01°42'58" West a distance of 19.65 feet to the beginning of a curve; said curve bears to the right along said Highland Drive through an angle of 00°01'38", having a radius of 41472.00 feet along the arc a distance of 19.65 feet and whose long chord bears North 01°38'05" West a distance of 19.65 feet to a point of intersection with a line; thence North 01°43'40" West along said East Right-of-Way line of Highland Drive a distance of 3.89 feet; thence South 88°12'51" West along said East Right-of-Way line of Highland

Drive a distance of 10.00 feet; thence North $01^{\circ}43'40''$ West along said East Right-of-Way line of Highland Drive a distance of 43.18 feet to the South Right-of-Way line of Murray Holladay Road; thence South $89^{\circ}47'36''$ East along said Murray Holladay Road a distance of 144.66 feet; thence South $00^{\circ}11'01''$ West along said Murray Holladay Road a distance of 15.00 feet; thence South $89^{\circ}47'36''$ East along said Murray Holladay Road a distance of 95.80 feet; thence South $46^{\circ}19'21''$ East a distance of 27.52 feet; thence South $86^{\circ}40'30''$ East a distance of 19.61 feet; thence South $02^{\circ}51'06''$ East a distance of 260.03 feet; thence South $02^{\circ}51'06''$ East a distance of 255.68 feet to the point of beginning. (aka Proposed Block "A")

PARCEL 2:

Beginning at a point that is located North $00^{\circ}03'51''$ West 803.13 feet along Section Line and West 207.35 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South $48^{\circ}41'17''$ West a distance of 531.98 feet to the East Right-of-Way line of Highland Drive; thence North $39^{\circ}48'39''$ West along said East Right-of-Way line of Highland Drive a distance of 319.11 feet; thence North $48^{\circ}41'17''$ East a distance of 523.62 feet; thence South $41^{\circ}18'43''$ East a distance of 319.00 feet to the point of beginning. (aka Proposed Block "E")

PARCEL 3:

Beginning at a point that is located North $00^{\circ}03'51''$ West 715.61 feet along Section Line and East 211.16 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence South $07^{\circ}21'33''$ West a distance of 734.30 feet to the North Right-of-Way line of Arbor Lane; thence along said North Right-of-Way line of Arbor Lane North $85^{\circ}00'59''$ West a distance of 140.36 feet; thence North $63^{\circ}22'13''$ West a distance of 135.83 feet; thence North $02^{\circ}20'32''$ East a distance of 18.68 feet; thence North $87^{\circ}03'34''$ West a distance of 26.50 feet; thence North $02^{\circ}20'32''$ East a distance of 650.20 feet; thence South $87^{\circ}39'28''$ East a distance of 354.73 feet to the point of beginning. (aka Proposed Block "G")

PARCEL 4:

Beginning at a point that is located North $00^{\circ}03'51''$ West 730.11 feet along Section Line and West 143.25 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North $41^{\circ}18'43''$ West a distance of 97.21 feet; thence North $48^{\circ}41'17''$ East a distance of 473.37 feet; thence South $41^{\circ}18'43''$ East a distance of 311.89 feet to the beginning of a curve that represents the West Right-of-Way line of Memory Lane; said curve bears to the left through an angle of $38^{\circ}59'52''$, having a radius of 127.34 feet along the arc a distance of 86.67 feet, and whose long chord bears South $14^{\circ}45'03''$ East a distance of 85.01 feet; thence South $34^{\circ}14'59''$ East along said West Right-of-Way line of Memory Lane a distance of 41.95 feet; thence South $64^{\circ}16'35''$ West a distance of 120.11 feet; thence North $87^{\circ}39'28''$ West a distance of 434.68 feet to the point of beginning. (aka Proposed Block "H")

PARCEL 5:

Beginning at a point that is located North 00°03'51" West 803.13 feet along Section Line and West 207.35 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence North 41°18'43" West a distance of 319.00 feet; thence North 48°41'17" East a distance of 473.37 feet; thence South 41°18'43" East a distance of 319.00 feet; thence South 48°41'17" West a distance of 473.37 feet to the point of beginning. (aka Proposed Block "I")

PARCEL 6:

Beginning at a point that is located North 00°03'51" West 1799.35 feet along Section Line and West 113.51 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base and Meridian; thence along the West Right-of-Way line of Memory Lane the following four calls, South 00°00'59" East a distance of 38.90 feet; thence South 44°45'59" East a distance of 929.25 feet; thence South 46°48'01" West a distance of 200.20 feet to the beginning of a curve, said curve bears to the left through an angle of 42°03'08", having a radius of 127.34 feet along the arc a distance of 93.46 feet, and whose long chord bears South 25°46'27" West a distance of 91.38 feet; thence North 41°18'43" West a distance of 900.67 feet; thence South 86°11'56" West a distance of 187.05 feet; thence North 58°19'45" West a distance of 94.11 feet; thence North 31°40'15" East a distance of 8.56 feet to the beginning of a curve; said curve bears to the left through an angle of 34°52'38", having a radius of 29.00 feet along the arc a distance of 17.65 feet, and whose long chord bears North 14°13'56" East a distance of 17.38 feet; thence North 03°12'23" West a distance of 121.48 feet to the beginning of a curve; said curve bears to the right through an angle of 12°00'50", having a radius of 100.00 feet along the arc a distance of 20.97 feet, and whose long chord bears North 02°48'02" East a distance of 20.93 feet; thence North 08°48'26" East a distance of 16.19 feet to the beginning of a curve; said curve bears to the left through an angle of 12°00'50", having a radius of 100.00 feet along the arc a distance of 20.97 feet, and whose long chord bears North 02°48'02" East a distance of 20.93 feet; thence North 03°12'23" West a distance of 144.94 feet; thence South 85°09'26" East a distance of 33.41 feet to the West property line of a tract of land whose owner of record is Utah Power and Light Company; thence along said Utah Power and Light property line the following three calls, South 03°30'59" East a distance of 72.00 feet; thence South 06°38'59" East a distance of 127.12 feet; thence North 78°59'01" East a distance of 179.85 feet to the West property line of a tract of land whose owner of record is Gadwall, LLC (Book: 10391 Page: 4494); thence along said West property line South 02°59'59" East a distance of 8.99 feet; thence along the South property line of said Gadwall, LLC property North 78°59'01" East a distance of 167.85 feet to the point of beginning. (aka Proposed Block "K")

PARCEL 7:

Beginning at a point that is North 00° 03' 51" West 1355.23 feet along Section Line and West 61.76 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

Thence South 48° 41' 17" West a distance of 473.37 feet, Thence North 41° 18' 43" West a distance of 102.76 feet, Thence North 62° 58' 36" West a distance of 268.50 feet, Thence North 31° 40' 15" East a distance of 170.77 feet, Thence North 31° 40' 15" East a distance of 243.97 feet, Thence South 58° 19' 45" East a distance of 94.11 feet, Thence North 86° 11' 56" East a distance of 187.05

feet, Thence South 41° 18' 43" East a distance of 269.78 feet to the point of beginning. (aka Proposed Block "J")

Handwritten signature and initials in the bottom right corner.

Mail Recorded Deed and Tax Notice To:
Peterbuilt HH, L.L.C.
6510 South Millrock Drive, Suite 450
Salt Lake City, UT 84121
Attn: Steve Peterson

13683161
6/4/2021 4:29:00 PM \$40.00
Book - 11185 Pg - 9807-9810
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

QUITCLAIM DEED

Peterbuilt HH, L.L.C., a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to

Peterbuilt HH, L.L.C., a Utah limited liability company


GRANTEE(S) of Salt Lake City, 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 Salt Lake County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-10-151-011-0000 (for reference purposes only)

Dated this 28th day of May, 2021.

Peterbuilt HH, L.L.C.,
a Utah limited liability company

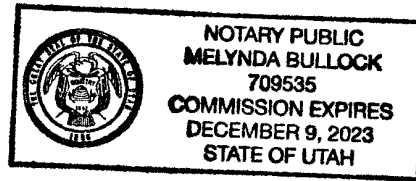
BY: 
NAME: Steve Peterson
TITLE: Manager

STATE OF Utah

COUNTY OF Salt Lake

On May 28th, 2021 before me, personally appeared
Steve Peterson, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this document, and acknowledged before me that he/she/they executed the same
on behalf of Peterbuilt HT, L.L.C.

Melynda Bullock
Notary Public



**EXHIBIT A
LEGAL DESCRIPTION**

Block "K" Lot 1

Beginning at a point that is located North 00° 03' 51" West 1799.35 feet along Section Line and West 113.51 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

Thence along the west R.O.W. line of Memory Lane the following four calls, Thence South 00° 00' 59" East a distance of 38.90 feet, Thence South 44° 45' 59" East a distance of 929.25 feet, Thence South 46° 48' 01" West a distance of 200.20 feet to the beginning of a curve, Said curve bears to the left through an angle of 22° 41' 51", having a radius of 127.34 feet along the arc a distance of 50.45 feet, and whose long chord bears South 35° 27' 05" West a distance of 50.12 feet to a point of intersection with a non-tangential line. Thence North 65° 53' 50" West a distance of 10.00 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 15° 27' 32", having a radius of 137.34 feet along the arc a distance of 37.06 feet, and whose long chord bears South 16° 22' 24" West a distance of 36.94 feet to a point of intersection with a non-tangential line. Thence North 41° 18' 43" West a distance of 298.43 feet, Thence North 41° 18' 43" West a distance of 588.78 feet, Thence North 76° 26' 18" West a distance of 265.41 feet, Thence North 03° 12' 35" West a distance of 120.10 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 12° 01' 14", having a radius of 101.33 feet along the arc a distance of 21.26 feet, and whose long chord bears North 02° 43' 04" East a distance of 21.22 feet to a point of intersection with a non-tangential line, Thence North 08° 48' 26" East a distance of 16.40 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 11° 58' 20", having a radius of 99.35 feet along the arc a distance of 20.76 feet, and whose long chord bears North 02° 45' 34" East a distance of 20.72 feet to a point of intersection with a non-tangential line. Thence North 03° 12' 35" West a distance of 144.94 feet, Thence South 85° 08' 59" East a distance of 33.41 feet, Thence South 03° 30' 59" East a distance of 72.00 feet, Thence South 06° 38' 59" East a distance of 127.12 feet, Thence North 78° 59' 01" East a distance of 179.85 feet, Thence South 02° 59' 59" East a distance of 8.99 feet, Thence North 78° 59' 01" East a distance of 167.85 feet to the point of beginning.

Containing 299,124 + sq. ft. or 6.87 Acres

5

Block "K" Lot 2

Beginning at a point that is located North 00° 03' 51" West 881.36 feet along Section Line and East 354.19 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

Thence North 41° 18' 43" West a distance of 13.45 feet to the beginning of a non-tangential curve, Said curve bears to the right through an angle of 15° 27' 32", having a radius of 137.34 feet along the arc a distance of 37.06 feet, and whose long chord bears North 16° 22' 24" East a distance of 36.94 feet to a point of intersection with a non-tangential line, Thence South 65° 53' 50" East a distance of 10.00 feet to the beginning of a non-tangential curve, Said curve bears to the left through 19° 21' 17", having a radius of 127.34 feet along the arc a distance of 43.02 feet, and whose long chord bears South 14° 25' 32" West a distance of 42.81 feet to the point of beginning.

Containing 400+- sq. ft. or 0.01 Acres

Mail Recorded Deed and Tax Notice To:
Peterbuilt HH, L.L.C.
6510 South Millrock Drive, Suite 450
Salt Lake City, UT 84121
Attn: Steve Peterson

13683162
6/4/2021 4:29:00 PM \$40.00
Book - 11185 Pg - 9811-9815
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 5 P.

QUITCLAIM DEED

Peterbuilt HH, L.L.C., a Utah limited liability company and KMW Development L.L.C., a Utah limited liability company, as their interest may appear

GRANTOR(S) of Salt Lake City, State of Utah, hereby quitclaims to

Peterbuilt HH, L.L.C., a Utah limited liability company


GRANTEE(S) of Salt Lake City, 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 Salt Lake County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 22-10-151-007-0000; 22-10-151-012-0000 (for reference purposes only)

Dated this 20th day of May, 2021.

Peterbuilt HH, L.L.C.,
a Utah limited liability company

BY: 
NAME: Steve Peterson
TITLE: Manager

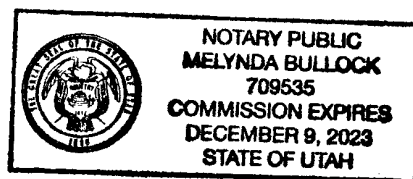
aw

STATE OF Utah

COUNTY OF Salt Lake

On May 28th, 2021 before me, personally appeared
Steve Peterson, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this document, and acknowledged before me that he/she/they executed the same
on behalf of Peterbuilt H H, L.L.C.


Melynda Bullock
Notary Public




ML 5


KMW Development, L.L.C.
a Utah limited liability company

BY: WOODBURY CORPORATION
a Utah Corporation
its manager

BY: 
NAME: **O. Randall Woodbury, President**
TITLE: **President**

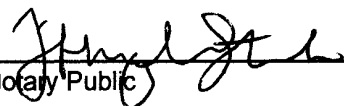
BY: 
NAME: **E. Taylor Woodbury**
TITLE: **Co Manager**


BY: MILLROCK CAPITAL, II, LLC
a Utah limited liability company
its manager

BY: 
NAME: **Steve Weber**
TITLE: **Manager**

STATE OF Utah
COUNTY OF Salt Lake

On May 28, 2021 before me, personally appeared
D. Randall Woodbury, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this document, and acknowledged before me that he/she/they executed the same
on behalf of Manager.

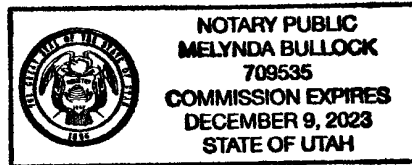

Notary Public

 **TIFFANY M. STEELE**
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 03/09/2022
Commission # 698943

STATE OF Utah
COUNTY OF Salt Lake

On May 28th, 2021 before me, personally appeared
Steve Peterson, proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this document, and acknowledged before me that he/she/they executed the same
on behalf of Millrock Capital, II, LLC.

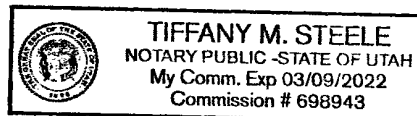
Melynda Bullock
Notary Public



STATE OF Utah
COUNTY OF Salt Lake

On June 1, 2021 before me, personally appeared
E. Taylor Woodbury proved on the basis of satisfactory evidence to be the person whose
name is subscribed to this document, and acknowledged before me that he/she/they executed the same
on behalf of Manager.

Tiffany M. Steele
Notary Public



[Handwritten mark]

**EXHIBIT A
LEGAL DESCRIPTION**

Block "H" Lot 1

Beginning at a point that is located North 00° 03' 51" West 1115.62 feet along Section Line and East 148.56 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

Thence South 41° 18' 43" East a distance of 298.43 feet to the beginning of a non-tangential curve, Said curve bears to the left through an angle of 42° 53' 37", having a radius of 137.34 feet along the arc a distance of 102.82 feet, and whose long chord bears South 12° 48' 11" East a distance of 100.43 feet, Thence South 34° 14' 59" East a distance of 40.45 feet, Thence South 64° 16' 35" West a distance of 110.00 feet, Thence North 87° 39' 28" West a distance of 79.95 feet, Thence North 87° 39' 28" West a distance of 354.73 feet, Thence North 41° 18' 43" West a distance of 97.21 feet, Thence North 48° 41' 17" East a distance of 473.37 feet to the point of beginning.

Containing 139,219 +/- sq. ft. or 3.20 Acres

Block "H" Lot 2

Beginning at a point that is located North 00° 03' 51" West 881.36 feet along Section Line and East 354.19 feet from the East Quarter Corner of Section 9, Township 2 South, Range 1 East, Salt Lake Base & Meridian;

said point is a beginning of curve bears to the left through an angle of 38° 59' 52", having a radius of 127.34 feet along the arc a distance of 86.67 feet, and whose long chord bears South 14° 45' 03" East a distance of 85.01 feet, Thence South 34° 14' 59" East a distance of 41.95 feet, Thence South 64° 16' 35" West a distance of 10.11 feet, Thence North 34° 14' 59" West a distance of 40.45 feet to the beginning of a curve, Said curve bears to the right through an angle of 42° 53' 37", having a radius of 137.34 feet along the arc a distance of 102.82 feet, and whose long chord bears North 12° 48' 11" West a distance of 100.43 feet to a point of intersection with a non-tangential line, Thence South 41° 18' 43" East a distance of 13.45 feet to the point of beginning.

Containing 1,360 +/-sq. ft. or 0.03 Acres