



WHEN RECORDED MAIL TO:
Bear River Storage Herriman, LLC
1544 South State Street
Provo, UT 84606

Pioneer File No. 115668

Tax Parcel Nos.: 33-22-151-001
and 33-22-151-002

WARRANTY DEED

Scenic Development Group, LLC, GRANTORS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEY and WARRANT to

Bear River Storage Herriman, LLC,

as GRANTEES, the following described real property situated in Salt Lake County, State of Utah, to-wit:

Parcel 1:

A tract of land, situate in the NW1/4NW1/4 and the SW1/4NW1/4 of Section 22, T.4 S., R.1 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northwest corner of the South half of said NW1/4NW1/4 of Section 22, which point is 656.27 feet S. 0°29'04" W. along the section line from the Northwest corner of said Section 22; and running thence S. 89°42'47" E. 126.76 feet along the northerly boundary line of said south half of said NW1/4NW1/4 of Section 22 to the westerly boundary line of the prescriptive easement claimed by the Welby Jacob Water Users Company for the Welby Canal, recorded as Entry No. 7502870 in Book 8320 at Page 1076 in the Office of the Salt Lake County Recorder; thence along said westerly right of way line the following eleven (11) courses and distances; (1) S. 48°25'04" E. 25.89 feet; thence (2) S. 40°53'19" E. 104.45 feet; thence (3) S. 31°39'54" E. 159.48 feet; thence (4) S. 30°54'16" E. 222.34 feet; thence (5) S. 23°27'02" E. 103.11 feet; thence (6) S. 13°19'00" E. 158.21 feet; thence (7) S. 44°00'55" E. 54.29 feet; thence (8) S. 58°08'39" E. 55.08 feet; thence (9) S. 56°59'54" E. 405.71 feet; thence (10) S. 44°04'04" E. 466.38 feet; thence (11) S. 39°01'10" E. 29.94 feet to the southerly boundary line of the north half of said boundary line to the easterly right of way and no-access line of a freeway, Mountain View Corridor, known as project MP-0182(6); thence N.89°41'36" W. 1121.42 feet, thence N. 23°11'55" W. 367.39 feet along said easterly right of way and no-access line to the westerly line of said Section 22; thence N. 0°29'04" E. 975.64 feet along said section line to the point of beginning.

Less and Excepting that portion within Rockwell Landing-Phase 1 Subdivision Recorded August 22, 2011 as Entry No. 12347456 in Book 2016P at Page 199 of Plats, Salt Lake County, Utah.

Also Less and Exception that portion lying North of the following described line:: Commencing at the West Quarter Corner of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence, North 00°29'04" East, along the line common with Section 21 and 22, a distance of 1217.54 feet, to the point of

beginning;

thence North 75°32'36" East, a distance of 273.89 feet, thence North 44°21'14" East, a distance of 77.46 feet to a point on a 55.50 foot radius curve, said curve being the Southerly end of Rockwell Park Cove as shown on said Rockwell Landing-Phase 1 Subdivision Plat, and the terminus of this description.

Parcel 2:

The South half of the Southwest quarter of the Northwest quarter lying West of the Canal, and the South half of the Southwest quarter of the Northwest quarter of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian.

Less and Excepting the following:

A parcel of land in fee for a highway know as Project No. MP-0182(6), being part of an entire tract of property, situate in SW1/4NW1/4, Section 22, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

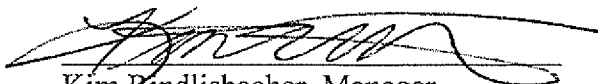
Beginning at the West Quarter Corner of said Section 22; and running thence N. 0°29'04" E. 656.27 ft. along the west section line of said Section 22, to the northwest corner of said entire tract; thence S. 89°41'36" E. 93.05 ft. along the northerly boundary line of said entire tract, to a point 254.71 ft. radially distant northeasterly from the Mountain View Corridor Right of Way Control Line, of said project, opposite approximate Engineer Station 825+36.26; thence S. 23°11'55" E. 577.55 ft.; thence Southeasterly 142.63 ft. along the arc of a 8,174.00 ft. radius curve to the right, (Note: Chord to said curve bears S. 26°59'48" E. for a distance of 142.62 ft.) to a point on the center section line of said Section 22, which point is 190.48 ft. radially distant northeasterly from said control line, opposite approximate Engineer Station 818+37.40; thence N. 89°40'44" W. 390.85 ft. along said center section line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Subject to current general property taxes.

Subject to easements, conditions, covenants and restrictions of record.

Dated this 23 day of December, 2021 .

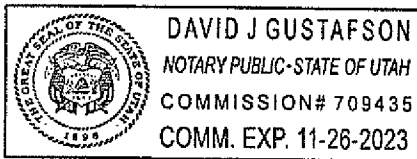
Scenic Development Group, LLC


Kim Rindlisbacher, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 23rd day of December, 2021, before me, David J. Gustafson, a notary public, personally appeared Kim Rindlisbacher, the (Manager of Scenic Development Group, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to this instrument, and acknowledged (they/he/she) executed the same.

Witness my hand and official seal.



[Signature]
NOTARY PUBLIC