

When Recorded Return to:
EMH Development, LLC
1754 Cedar Trails Way
Eagle Mountain, UT 84005

GENERAL WARRANTY DEED

ZJT MANAGEMENT LLC, a Utah limited liability company, **GRANTOR**, whose mailing address is 1754 E Cedar Trails Way, hereby conveys and warrants to **EMH DEVELOPMENT, LLC**, a Delaware limited liability company, **GRANTEE**, whose mailing address is 1754 E Cedar Trails Way, Eagle Mountain, Utah, 84005, for the sum of good and valuable consideration the following described tract of land in Utah County, Utah, to wit:

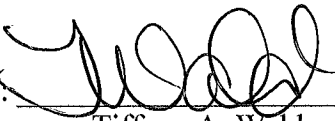
See Attached Exhibit A

THE CONVEYANCE HEREBY ACCOMPLISHED IS SUBJECT TO the liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters appearing of record and enforceable in law and subject to 2021 taxes and thereafter.

[Signatures on the Following Pages]

IN WITNESS WHEREOF, the Grantors have executed this Deed the 17th day of June 2021.

GRANTOR:
ZJT MANAGEMENT LLC
a Utah limited liability company


By: 

Manager, Tiffany A. Walden

STATE OF UTAH
COUNTY OF UTAH

On this 17th day of June 2021, before me, the undersigned notary public, personally appeared Tiffany A. Walden, the Manager of ZJT Management LLC, a Utah limited liability company, personally know to me or (proved on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed the same in her authorized capacity and that her signature on this instrument the person or the entity upon behalf of which the person acted executed this instrument.

Witness my hand and official seal.



Notary Public Signature

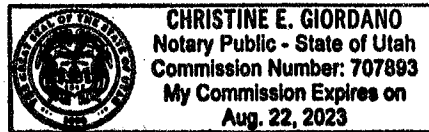


EXHIBIT ANorthwest Parcel

Beginning at a point located South 00°27'29" West 1423.38 feet along section line and West 1099.79 feet from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian;

thence S 50°15'03" W, a distance of 103.05 feet; thence along the arc of a 1,020.00 feet curve to the left through a central angle of 27°38'23" for 492.05 feet (chord bears N 60°43'28" W 487.29 feet); thence N 74°32'39" W, a distance of 371.15 feet; thence N 15°27'24" E, a distance of 177.02 feet; thence S 74°32'39" E, a distance of 421.29 feet; thence along the arc of a 1,037.00 feet curve to the right through a central angle of 29°46'57" for 539.04 feet (chord bears S 59°39'10" E 532.99 feet); thence S 52°44'51" W, a distance of 63.08 feet; thence along the arc of a 15.00 feet curve to the right through a central angle of 95°29'50" for 25.00 feet (chord bears S 02°30'08" W 22.21 feet) to the POINT OF BEGINNING.

Containing 164,571 square feet or 3.7780 acres, more or less.

North Parcel

Beginning at a point located South 00°27'29" West 582.11 feet along section line and East 5.84 feet from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian;

Thence along the arc of a 15.00 foot radius curve to the right through a central angle of 88°03'16" for 23.05 feet (chord bears N 01°45'09" W 20.85"); thence along the arc of a 1,425.50 feet curve to the left through a central angle of 05°11'56" for 129.34 feet (chord bears N 39°40'00" E 129.30 feet); thence S 54°42'12" E, a distance of 234.81 feet; thence N 35°43'06" E, a distance of 18.90 feet; thence N 38°32'33" E, a distance of 91.74 feet; thence N 43°04'30" E, a distance of 90.95 feet; thence N 47°36'28" E, a distance of 90.95 feet; thence N 52°08'26" E, a distance of 91.74 feet; thence N 54°58'06" E, a distance of 18.99 feet; thence S 35°05'55" E, a distance of 0.02 feet; thence along the arc of a 1,150.00 feet curve to the right through a central angle of 43°51'59" for 880.45 feet (chord bears N 77°19'58" E 859.11 feet); thence S 30°10'11" W, a distance of 230.04 feet; thence S 59°49'33" E, a distance of 72.33 feet; thence S 65°52'45" E, a distance of 110.29 feet; thence S 23°56'54" W, a distance of 64.28 feet; thence S 12°39'30" W, a distance of 75.00 feet; thence S 03°49'45" W, a distance of 75.00 feet; thence S 03°25'05" W, a distance of 230.28 feet; thence N 89°59'47" W, a distance of 89.16 feet; thence N 78°19'50" W, a distance of 98.66 feet; thence N 89°59'13" W, a distance of 109.74 feet; thence along the arc of a 740.50 feet curve to the left through a central angle of 06°19'51" for 81.82 feet (chord bears S 86°50'52" W 81.78 feet); thence along the arc of a 659.50 feet curve to the right through a central angle of 06°19'25" for 72.79 feet (chord bears S 86°50'39" W 72.75 feet); thence N 89°59'38" W, a distance of 488.03 feet; thence along the arc of a 463.50 feet curve to the right through a central angle of 44°13'42" for 357.79 feet (chord bears N 67°52'47" W 348.97 feet); thence N 45°45'57" W, a distance of 170.62 feet; thence S 44°40'57" W, a distance of 0.23 feet to the POINT OF BEGINNING.

Containing 706,526 square feet or 16.2196 acres, more or less.

South Parcel

Beginning at a point located South $00^{\circ}27'29''$ West 2200.14 feet along section line from the Northwest corner of Section 13, Township 6 South, Range 2 West, Salt Lake Base and Meridian;

thence S $89^{\circ}59'23''$ E, a distance of 60.44 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears S $44^{\circ}59'23''$ E 21.21 feet); thence S $89^{\circ}59'24''$ E, a distance of 51.00 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears N $45^{\circ}00'37''$ E 21.21 feet); thence S $89^{\circ}59'23''$ E, a distance of 461.00 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears S $44^{\circ}59'23''$ E 21.21 feet); thence S $00^{\circ}00'37''$ W, a distance of 298.85 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $89^{\circ}59'23''$ for 23.56 feet (chord bears S $45^{\circ}00'19''$ W 21.21 feet); thence West, a distance of 95.00 feet; thence S $00^{\circ}00'37''$ W, a distance of 772.13 feet; thence S $89^{\circ}59'23''$ E, a distance of 34.00 feet; thence S $00^{\circ}00'37''$ W, a distance of 134.50 feet; thence N $89^{\circ}59'23''$ W, a distance of 549.64 feet; thence along the arc of a 4,088.00 foot curve to the right through a central angle of $13^{\circ}01'32''$ for 929.36 feet (chord bears N $83^{\circ}28'38''$ W 927.36 feet); thence along the arc of a 180.00 foot curve to the right through a central angle of $93^{\circ}18'25''$ for 293.13 feet (chord bears N $30^{\circ}18'39''$ W 261.80 feet); thence N $16^{\circ}20'33''$ E, a distance of 607.71 feet; thence along the arc of a 1,020.00 foot curve to the left through a central angle of $17^{\circ}23'10''$ for 309.51 feet (chord bears N $07^{\circ}38'58''$ E 308.33 feet); thence along the arc of a 39.00 foot curve to the right through a central angle of $53^{\circ}02'13''$ for 36.10 feet (chord bears N $63^{\circ}29'30''$ E 34.83 feet); thence S $89^{\circ}59'23''$ E, a distance of 66.14 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears S $44^{\circ}59'23''$ E 21.21 feet); thence S $89^{\circ}59'24''$ E, a distance of 51.00 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears N $45^{\circ}00'37''$ E 21.21 feet); thence S $89^{\circ}59'23''$ E, a distance of 190.00 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears S $44^{\circ}59'23''$ E 21.21 feet); thence S $89^{\circ}59'24''$ E, a distance of 51.00 feet; thence S $00^{\circ}00'37''$ W, a distance of 221.92 feet; thence along the arc of a 596.50 foot curve to the right through a central angle of $07^{\circ}52'36''$ for 82.00 feet (chord bears S $03^{\circ}56'55''$ W 81.94 feet); thence S $07^{\circ}53'13''$ W, a distance of 52.56 feet; thence S $83^{\circ}03'05''$ E, a distance of 55.45 feet; thence S $83^{\circ}53'33''$ E, a distance of 40.00 feet; thence S $84^{\circ}35'51''$ E, a distance of 40.00 feet; thence S $85^{\circ}18'10''$ E, a distance of 40.00 feet; thence S $86^{\circ}08'38''$ E, a distance of 55.45 feet; thence N $00^{\circ}00'37''$ E, a distance of 377.42 feet; thence S $89^{\circ}59'24''$ E, a distance of 54.00 feet; thence along the arc of a 15.00 foot curve to the right through a central angle of $90^{\circ}00'00''$ for 23.56 feet (chord bears N $45^{\circ}00'37''$ E 21.21 feet); thence S $89^{\circ}59'23''$ E, a distance of 129.56 feet to the POINT OF BEGINNING.

Containing 1,727,175 square feet or 39.6505 acres, more or less.

Southeast Parcel

Beginning at a point located North 89°58'58" West 383.99 feet along section line and North 77.30 feet from the South quarter corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian;

thence N 00°00'09" E, a distance of 93.34 feet; thence N 16°20'35" E, a distance of 105.74 feet; thence N 21°40'04" E, a distance of 64.66 feet; thence N 16°20'35" E, a distance of 660.12 feet; thence S 73°39'28" E, a distance of 343.19 feet; thence along the arc of a 1,020.00 feet curve to the left through a central angle of 46°54'10" for 834.98 feet (chord bears N 82°42'23" E 811.86 feet); thence S 30°44'42" E, a distance of 175.50 feet; thence along the arc of a 1,195.50 feet curve to the right through a central angle of 16°27'08" for 343.28 feet (chord bears S 67°28'52" W 342.10 feet); thence S 00°00'09" W, a distance of 322.04 feet; thence S 89°59'30" W, a distance of 51.27 feet; thence S 00°00'09" W, a distance of 107.00 feet; thence S 00°28'42" W, a distance of 54.00 feet; thence S 00°00'30" E, a distance of 130.00 feet; thence N 89°59'51" W, a distance of 1,095.97 feet to the POINT OF BEGINNING.

Containing 872,552 square feet or 20.0310 acres, more or less.

Southwest Parcel

Beginning at a point located North 89°58'58" West 790.55 feet along section line and North 77.34 feet from the South quarter corner of Section 14, Township 6 South, Range 2 West, Salt Lake Base and Meridian;

thence N 89°58'39" W, a distance of 1,163.32 feet; thence N 00°01'21" E, a distance of 130.00 feet; thence S 89°58'39" E, a distance of 34.39 feet; thence N 00°01'21" E, a distance of 51.00 feet; thence N 00°00'09" E, a distance of 110.00 feet; thence S 89°58'39" E, a distance of 128.86 feet; thence N 50°17'41" W, a distance of 215.27 feet; thence N 39°12'29" E, a distance of 130.00 feet; thence along the arc of a 2,008.50 feet curve to the right through a central angle of 05°15'40" for 184.43 feet (chord bears N 48°09'41" W 184.36 feet); thence N 44°28'09" E, a distance of 161.55 feet; thence N 45°47'31" W, a distance of 37.54 feet; thence N 45°38'00" E, a distance of 110.00 feet; thence along the arc of a 1,737.50 feet curve to the right through a central angle of 00°52'16" for 26.42 feet (chord bears N 43°55'52" W 26.42 feet); thence N 46°30'17" E, a distance of 161.00 feet; thence S 45°17'18" E, a distance of 98.65 feet; thence S 48°00'29" E, a distance of 51.00 feet; thence S 50°43'41" E, a distance of 98.65 feet; thence S 54°05'01" E, a distance of 85.99 feet; thence S 57°12'34" E, a distance of 85.99 feet; thence S 60°20'06" E, a distance of 85.99 feet; thence S 63°27'39" E, a distance of 85.99 feet; thence S 66°35'11" E, a distance of 85.99 feet; thence S 69°42'44" E, a distance of 85.99 feet; thence S 72°44'02" E, a distance of 84.57 feet; thence S 73°39'25" E, a distance of 676.16 feet; thence S 16°20'35" W, a distance of 72.00 feet; thence S 24°38'25" W, a distance of 89.94 feet; thence N 73°39'25" W, a distance of 278.85 feet; thence S 15°27'23" W, a distance of 316.60 feet to the POINT OF BEGINNING.

Containing 897,259 square feet or 20.5982 acres, more or less.