

Mail Recorded Deed & Tax Notice To:
22 Redwood, LLC, a Utah limited liability company
1850 North 1450 West
Lehi, UT 84043

ENT 16970:2023 PG 1 of 5
Andrea Allen
Utah County Recorder
2023 Mar 20 01:58 PM FEE 40.00 BY AC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 165532-CAF

SPECIAL WARRANTY DEED

JDH Development, LLC, a Utah limited liability company and Rafati Holdings, LLC

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

22 Redwood, LLC, a Utah limited liability company

GRANTEE(S) of Lehi, 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.: 58-023-0358, 58-023-0118, 58-023-0191 and 58-023-0171 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10^m day of March, 2023.

JDH Development, LLC, a Utah limited liability company

BY: [Signature]
John D. Hadfield
Manager

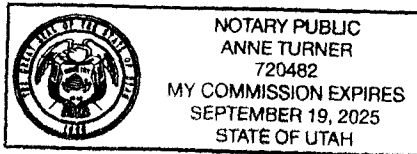
Rafati Holdings, LLC
BY: [Signature]
Ali Rafati
Manager

STATE OF UTAH

COUNTY OF UTAH

On this March 10 2023, before me, personally appeared John D. Hadfield, 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 JDH Development, LLC, a Utah limited liability company.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this March 10 2023, before me, personally appeared Ali Rafati, 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 Rafati Holdings, LLC.

[Signature]
Notary Public

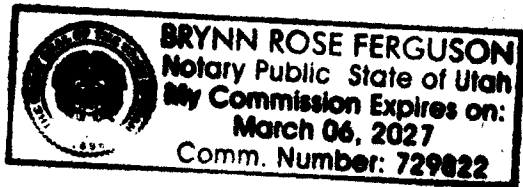
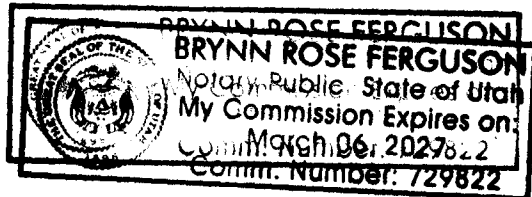


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point along the East line of Utah State Highway No. 68 (Redwood Road), said point being North 89°54'16" East 1391.937 feet along the North section line from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence North 89°54'16" East 700.205 feet along said section line to the West line of the Utah Lake Distributing Canal Right of Way; thence South 24°54'00" East 109.163 feet along said right of way line; thence West 725.531 feet to the said East line of Utah State Highway No. 68; thence North 11°54'30" West 100.00 feet along said line to the point of beginning.

LESS AND EXCEPTING THEREFROM the following a portion conveyed to the Utah Department of Transportation in Warranty Deed recorded September 4, 2008 as Entry No. 98461:2008, in the official records of the Utah County Recorder:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Easterly highway right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942 on file in the office of the Utah Department of Transportation and the South line of said entire tract, which point is 1,239.86 feet South 89°55'14" West along the North line of the Northwest quarter of Section 11 and 97.83 feet South 00°04'46" East from the North quarter corner of Section 11 and running thence North 12°01'43" West along said existing Easterly highway right of way line 100.00 feet to the North line of said entire tract, said point being on the North line of said Northeast quarter of the Northwest quarter of said Section 11; thence North 89°55'14" East along said North line 37.61 feet to a point 86.79 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 674+85.84; thence South 03°16'06" East 97.97 feet to the South line of said entire tract, said point being 71.87 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 673+89.02; thence South 89°52'47" West along said South line 22.35 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land being a part of an entire tract described as "Parcel 1" in that Warranty Deed recorded June 7, 2019 as Entry No. 51639:2019 in the Office of the Utah County Recorder. Said parcel of land is located in the Northwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the intersection of the northerly boundary line of said "Parcel 1" and the Easterly right-of-way line of Redwood Road (SR-68) shown on that Utah Department of Transportation Record of Survey Plat filed as 13-139-2 in the Office of the Utah County Surveyor and described as SR-68; Bangerter Highway through Saratoga Springs Widening, which is 1429.58 feet N. 89°55'02" E. along the Section line from the Northwest Corner of said Section 11; thence along said "Parcel 1" the following two (2) courses: 1) N. 89°55'02" E. (R=North 89°54'16" East) 662.79 feet; 2) S. 24°54'04" E. (R=South 24°54'00" East) 21.25 feet; thence S. 89°55'11" W. 218.53 feet to a point of tangency with a 15.00 - foot radius curve to the left, concave Southeasterly; thence Southwesterly 23.56 feet along the arc of said curve through a central angle of 90°00'09" (Chord bears S. 44°55'07" W. 21.21 feet); thence S. 89°55'16" W. 59.00 feet to a point of non-tangency with a 15.00 - foot radius curve to the left, concave Southwesterly (Radius point bears S. 89°55'02" W.); thence Northwesterly 23.56 feet along the arc of said curve, through a central angle of 89°59'51" (Chord bears N. 45°04'53" W. 21.21 feet); thence S. 89°55'11" W. 191.20 feet to a point of tangency with a 286.00 - foot radius curve to the left, concave Southerly; thence Westerly 56.76 feet along

the arc of said curve, through a central angle of 11°22'14" (Chord bears S. 84°14'04" W. 56.66 feet); thence S. 78°32'57" W. 116.21 feet to said Easterly right-of-way line of Redwood Road (SR-68); thence N. 03°16'18" W. (R=South 03°16'06" East) 47.85 feet along said Easterly right-of-way to the Point of Beginning.

PARCEL 2:

Commencing South 00°00'45" East 95.87 feet and East 1435.31 feet from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence South 89°59'54" East 702.71 feet; thence South 24°53'56" East 7.94 feet; thence South 89°08'44" West 689.3 feet; thence North 43°51'14" West 24.23 feet to the beginning.

PARCEL 3:

Beginning at a point on the East line of Redwood Road (Utah Highway No. 68), said point being 1412.570 feet East and 95.527 feet South from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Meridian and running thence East 725.531 feet to the West boundary line of the Utah Lake Distributing Canal right of way; thence Southeasterly along said canal boundary line along the following courses: South 24°54'00" East 504.007 feet; South 43°13'00" East 219.137 feet; thence South 19°19'00" East 517.150 feet and South 44°42'00" East 96.493 feet; thence West 1079.265 feet to said East line of Redwood Road; thence North 11°54'30" West 1199.29 feet along said East line to the point of beginning.

EXCEPTING THEREFROM the following:

A portion of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located North 89°55'06" East along the section line 1412.55 feet and South 97.88 feet and East 2.52 feet from the Northwest corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°59'10" East 723.01 feet; thence South 24°53'10" East 7.94 feet; thence South 89°09'30" West along the projection of, and along an existing fence line 710.88 feet; thence North 41°06'53" West along a fence line 23.66 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the Northeast quarter of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing Easterly highway right of way line of SR-068 as shown on the right of way plans for Project 102-C(1) and dated as of 1942, on file in the office of the Utah Department of Transportation, and the South line of said entire tract, which point is 991.56 feet South 89°55'14" West along the North line of said Northeast quarter of the Northwest quarter and 1,271.14 feet South 00°04'46" East from the North quarter corner of said Section 11 and running thence North 12°01'43" West along said existing Easterly highway right of way line, 1,199.29 feet to the North line of said entire tract; thence along the North line of said entire tract the following three (3) courses: (1) North 89°52'47" East, 2.52 feet; (2) thence South 41°14'06" East, 23.65 feet; (3) thence North 89°01'26" East, 21.03 feet to a point 84.64 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 673+68.43; thence South 02°23'19" East, 75.50 feet; thence South 12°01'39" East, 342.92 feet; thence South 17°02'06" East, 171.84 feet; thence South 12°01'39" East, 179.90 feet; thence South 11°04'21" East, 300.04 feet; thence South 12°01'39" East, 112.40 feet to the South line of said entire tract, said point being 82.00 feet perpendicularly distant Easterly from the centerline of said Project No. 0068, opposite Engineer Station 661+87.60; thence South 89°52'47" West along said South line, 32.69 feet to

the point of beginning.

ALSO LESS AND EXCEPTING the following:

A 1/4 acre vault parcel, being within the property of Cougars Rock Investments, LLC, recorded in the official records of the Utah County Recorder's office in Entry No. 61908:2008. Also, being within the Northeast quarter of the Northwest quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; said parcel being more particularly described as follows:

Beginning at a point said point being on the North line of the property and the West line of the canal property, said point also being 2134.657 feet, along the North section line North 89°54'43" East; (basis of bearing being between the Northwest corner and the Southwest corner of said section, bearing being North 00°27'19" East 5339.72 feet) and 106.618 feet, South 00°05'17" East from the Northwest corner of said section and running thence along the West right of way line of the canal South 23°59'14" East for a distance of 110.00 feet; thence South 89°09'23" West for a distance of 107.66 feet; thence North 23°59'14" West for a distance of 110.00 feet to the North line of said Cougar Rock property; thence along said North line North 89°09'23" East a distance of 107.66 feet to the point of beginning.