

WHEN RECORDED, MAIL TO:
ARROWHEAD PARTNERS LLC
704 North 1890 West #41A
Provo, UT 84601

Escrow No. 40309

SPECIAL WARRANTY DEED

POLARES PEAK, L.L.C., a Utah Limited Liability Company, **grantor(s)**
of SPANISH FORK, County of UTAH, State of UTAH, hereby CONVEY(s) and WARRANT(s) against
all claiming by, through or under THEM to

ARROWHEAD PARTNERS LLC, **grantee(s)**
of PROVO, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and
valuable consideration, the following described tract of land in UTAH County, State of Utah, to-wit:

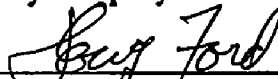
SEE ATTACHED EXHIBIT "A"

Tax ID#

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of
record or enforceable in law and equity and taxes for the year 2020 and each year thereafter.

WITNESS the hand(s) of said grantor(s), this 1st day of October, 2021.

POLARES PEAK, L.L.C., a Utah Limited
Liability Company



BY: DOUGLAS G. FORD, Manager

STATE OF UTAH

COUNTY OF UTAH

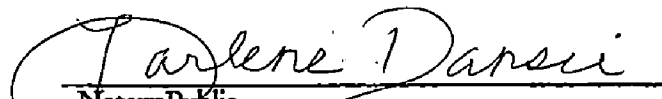
} SS.



On the 4 day of October, 2021, personally appeared before me DOUGLAS G. FORD,
who being by me duly sworn did say for himself/herself that he/she is the MANAGER of POLARES
PEAK, L.L.C., a UTAH limited liability company, and that the within and foregoing instrument was signed
on behalf of said company by authority of its articles of organization and duly acknowledged to me that
said company executed the same.

My Commission Expires:

5-16-22


Notary Public.

UFI# 40309

EXHIBIT "A"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: S0°28'54"E BETWEEN THE NORTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 3); THENCE N89°49'34"E 980.36 FEET; THENCE S07°04'00"E 61.44 FEET; THENCE S89°49'34"W 242.32 FEET; THENCE S07°03'03"E 12.41 FEET; THENCE S82°56'57"W 66.00 FEET; THENCE S07°03'03"E 153.77 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 18.64 FEET WITH A RADIUS OF 11.00 FEET THROUGH A CENTRAL ANGLE OF 97°03'59", CHORD: S41°28'56"W 16.49 FEET; THENCE N89°59'08"W 643.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 83.51 FEET WITH A RADIUS OF 77.00 FEET THROUGH A CENTRAL ANGLE OF 62°08'29", CHORD: S58°56'38"W 79.48 FEET; THENCE N76°09'58"W 75.71 FEET; THENCE N03°53'16"W 21.51 FEET; THENCE N38°51'16"W 31.64 FEET; THENCE N54°31'55"E 22.75 FEET; THENCE N01°58'10"W 15.10 FEET; THENCE N08°24'38"W 71.85 FEET; THENCE N21°16'29"W 7.72 FEET; THENCE N11°02'08"W 59.19 FEET; THENCE N23°56'08"W 60.73 FEET; THENCE N89°46'48"E 147.81 FEET TO THE POINT OF BEGINNING.