

When Recorded mail to:  
Saratoga 262 Partners LLC  
10942 South Scotty Drive  
South Jordan, UT 84095  
File No. BT-18953HUD

Space above this line for recording data.

**SPECIAL WARRANTY DEED**

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company GRANTOR(S)  
of Draper, County of Salt Lake, State of Utah

Hereby Convey(s) and Warrant(s) against all claiming by, through, or under to

Saratoga 262 Partners LLC, a Utah limited liability company GRANTEE(S)  
of South Jordan County of Salt Lake, 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 Exhibit "A" attached hereto and by this reference made a part thereof

Subject to any and all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, whether or not filed for record, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein. Also subject to General Property Taxes for 2021 and thereafter.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 25<sup>th</sup> day of February, 2021.

Fieldstone Canton Ridge Park, LLC, a Utah limited liability company

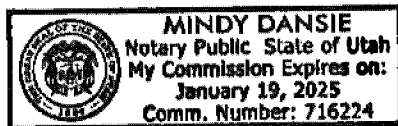
By: Jason Harris  
JASON HARRIS

STATE OF Utah

:ss

COUNTY OF Salt Lake )

On the 25<sup>th</sup> day of February, 2021, personally appeared before me JASON HARRIS who being by me duly sworn did say for himself that the said JASON HARRIS is the Assistant Secretary of Fieldstone Canton Ridge Park, LLC, a Utah limited liability company, and said JASON HARRIS signed on behalf of said Limited Liability Company by authority of a resolution of the management.



Mindy Dansie  
NOTARY PUBLIC

## EXHIBIT "A"

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°50'07"E ALONG THE QUARTER SECTION LINE 1047.92 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°50'07"E 1655.07 FEET TO THE NORTHWEST CORNER OF THE BENCHES PLAT 10 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE S89°45'56"E ALONG THE QUARTER SECTION LINE 90.00 FEET TO THE EAST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE EASTERLY SIDE OF FOOTHILL BOULEVARD; THENCE ALONG THE EASTERLY EDGE OF SAID BUFFER ZONE THE FOLLOWING TWO (2) COURSES: S0°23'17"E 880.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2114.49 FEET WITH A RADIUS OF 2070.00 FEET THROUGH A CENTRAL ANGLE OF 58°31'38" CHORD: S29°39'07"E 2023.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 257.02 FEET WITH A RADIUS OF 2145.00 FEET (RADIUS BEARS: N18°15'05"E) THROUGH A CENTRAL ANGLE OF 6°51'55" CHORD: N68°18'58"W 256.87 FEET; THENCE N64°53'00"W 74.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 382.18 FEET WITH A RADIUS OF 3000.00 FEET THROUGH A CENTRAL ANGLE OF 7°17'57" CHORD: N61°14'02"W 381.92 FEET TO THE WEST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE WESTERLY SIDE OF FOOTHILL BOULEVARD; THENCE NORTHWESTERLY ALONG THE WESTERLY EDGE OF SAID BUFFER ZONE ALONG THE ARC OF A NON-TANGENT CURVE (RADIUS BEARS: N49°27'59"E) TO THE RIGHT 936.96 FEET WITH A RADIUS OF 2250.00 FEET THROUGH A CENTRAL ANGLE OF 23°51'34" CHORD: N28°36'14"W 930.20 FEET TO THE QUARTER SECTION LINE; THENCE S0°23'55"E ALONG THE QUARTER SECTION LINE 189.93 FEET; THENCE WEST 1666.91 FEET; THENCE NORTH 1707.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N0°23'55"W ALONG THE QUARTER SECTION LINE 958.42 FEET AND WEST 264.70 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 136.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3106.35 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N52°09'21"E) 1851.09 FEET THROUGH A CENTRAL ANGLE OF 34°08'34" (CHORD: N20°46'22"W 1823.82 FEET) TO THE QUARTER SECTION LINE; THENCE S89°50'07"E ALONG THE QUARTER SECTION LINE 106.60 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 3000.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N86°09'41"E) 1864.07 FEET THROUGH A CENTRAL ANGLE OF 35°36'04" (CHORD: S21°38'21"E 1834.23 FEET) TO THE POINT OF BEGINNING.

(58:041:0225, 58:041:0237, 35:512:0063, 35:512:0065, 35:513:0032, 35:513:0034, 35:514:0028, 35:514:0031, 35:515:0031 and 35:515:0034)



ENT 1488:2023 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Jan 09 3:53 pm FEE 40.00 BY CS  
RECORDED FOR SARATOGA 262 PARTNERS LL

**After Recording Return To**

Saratoga 262 Partners LLC  
1982 West Pleasant Grove Blvd., Ste. J  
Pleasant Grove, UT 84062

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Space Above This Line for Recorder's Use

**QUIT CLAIM DEED**

STATE OF UTAH

UTAH COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00) in hand paid to Saratoga 262 Partners LLC, a Utah limited liability company, located at 1982 West Pleasant Grove Blvd., Ste. J, Pleasant Grove, UT, County of Salt Lake, State of Utah (hereinafter known as the "Grantor(s)") hereby quitclaims to Saratoga 262 Partners, LLC, a Utah limited liability company, 1982 West Pleasant Grove Blvd., Ste. J, Pleasant Grove, UT, County of Salt Lake, State of Utah (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Salt Lake County, Utah, described as follows:

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1047.92 FEET SOUTH 89°50'07" EAST ALONG SAID NORTH LINE AND 1707.05 FEET SOUTH FROM THE WEST QUARTER CORNER OF SAID SECTION; RUNNING THENCE EAST, 873.29 TO THE BEGINNING OF A 3,425.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°24'13" AN ARC DISTANCE OF 203.46 FEET (CHORD BEARS SOUTH 35°30'41" EAST, 203.43 FEET); THENCE SOUTH 53°18'55" WEST, 130.51 FEET TO THE BEGINNING OF A 3,773.23 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°10'47" AN ARC DISTANCE OF 77.70 FEET (CHORD BEARS SOUTH 37°49'12" EAST, 77.69 FEET); THENCE SOUTH

51°33'15" WEST, 59.05 FEET TO THE BEGINNING OF A 12.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 87°57'17" AN ARC DISTANCE OF 18.42 FEET (CHORD BEARS NORTH 82°57'55" WEST, 16.67 FEET); THENCE SOUTH 52°48'30" WEST, 93.47 FEET TO THE BEGINNING OF A 179.41 FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°25'12" AN ARC DISTANCE OF 120.30 FEET (CHORD BEARS SOUTH 70°46'07" WEST, 118.06 FEET); THENCE WEST, 509.72 FEET TO THE BEGINNING OF A 12.00 FOOT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 18.85 FEET (CHORD BEARS SOUTH 45°00'00" WEST, 16.97 FEET); THENCE SOUTH , 238.71 FEET; THENCE WEST, 249.11 FEET; THENCE NORTH, 248.44 FEET; THENCE EAST, 190.11 FEET; THENCE NORTH, 95.81 FEET; THENCE WEST, 105.00 FEET; THENCE NORTH, 341.46 FEET TO THE POINT OF BEGINNING.

CONTAINS: 443,918 SQ. FT OR 10.191 ACRES, MORE OR LESS.

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

(Signature page to follow)

GRANTOR Saratoga 262 Partners LLC

*[Handwritten signature of Larry Myler]*

By Larry Myler, Manager

STATE OF UTAH)

COUNTY OF UTAH)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Myler, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the date indicated.

Given under my hand this 9<sup>th</sup> day of January, 2023.



*[Handwritten signature of Heather McDougald]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 05-24-2025