

WHEN RECORDED, MAIL TO:

Parr Brown Gee & Loveless
101 South 200 East, Suite 700
Salt Lake City, Utah 84111
Attention: Lamont Richardson

Send Tax Notices to:

Boyer Holbrook Commercial, L.C.
101 South 200 East, Suite 200 Salt
Lake City, Utah 84111

Relates to Tax ID No.: 58-020-0325

159537-DMF

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, HF RANCH LC, a Utah limited liability company (the "Grantor"), hereby grants and conveys to BOYER HOLBROOK COMMERCIAL, L.C., Utah limited liability company, whose address is 101 South 200 East, Suite 200, Salt Lake City, Utah 84111 (the "Grantee"), all right, title and interest in and to the real property located in Utah County, Utah, and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

TOGETHER with all easements, rights and hereditaments appurtenant thereto and all improvements located thereon;

SUBJECT TO current taxes and assessments and to the reservations, easements, covenants, conditions, restrictions, and other rights or interests of record or enforceable at law or equity.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 22
day of June, 2022.

HF RANCH LC,
a Utah limited liability company

By: Step Holbrook
Name: STEPHEN HOLBROOK
Its: MANAGER

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

Acknowledged before me this 22 day of June, 2022, by Stephen Holbrook the manager
manager of HF RANCH LC, a Utah limited liability company.

[Signature]
Notary Public

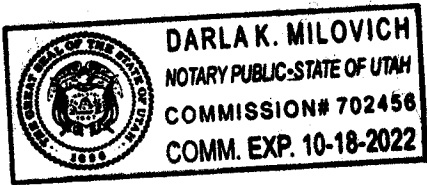


EXHIBIT A
To
Special Warranty Deed

Legal Description

Commencing North 41.51 feet and East 77.92 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°08'15" West 525.19 feet; thence along a curve to the left (chord bears: North 37°41'17" East 74.34 feet, radius = 264 feet); thence along a curve to the right (chord bears: North 80°23'16" East 36.88 feet, radius = 112 feet); thence North 89°51'07" East 66.75 feet; thence South 86°42'52" East 101.66 feet; thence North 44°51'03" East 10.02 feet; thence North 89°51'07" East 577.67 feet; thence along a curve to the left (chord bears: North 74°51'30" East 120.55 feet, radius = 233 feet); thence South 54°19'00" East 138.77 feet; thence North 35°41'00" East 60.1 feet; thence North 51°29'05" West 16 feet; thence North 34°49'01" East 1.07 feet; thence North 35°41'01" East 17.23 feet; thence South 57°16'01" East 31.76 feet; thence along a curve to the right (chord bears: South 38°47'24" East 148.89 feet, radius = 440 feet); thence South 67°39'00" West 759.65 feet; thence North 21°45'40" West 1.3 feet; thence South 68°15'00" West 546.47 feet; thence North 38°53'00" West 5.52 feet; thence North 43°32'02" West 2.45 feet to the beginning.

Mail Recorded Deed and Tax Notice To:
GHGP, L.C., a Utah limited liability company

201 S. Main Street # 200

SLC UT 84111



**COTTONWOOD
TITLE**

WARRANTY DEED

Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April, 2016

GRANTOR(S) of Lehi, State of Utah, hereby Conveys and Warrants to

GHGP, L.C., 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.: 58-020-0312 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2017 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 5 day of August, 2019.

Gary and Bonnie Hardman Living Trust, dated
the 18th day of April, 2016.

BY: Bonnie Hardman Trustee
Bonnie Hardman, Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On the 5 day of August, 2019, personally appeared before me Bonnie Hardman, Trustee of the Gary and Bonnie Hardman Living Trust, dated the 18th day of April, 2016, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.

[Signature]
Notary Public



EXHIBIT A
Legal Description

COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; N 23.22 FT; ALONG A CURVE TO L (CHORD BEARS: N 25 DEG 0' 23" W 62.03 FT, RADIUS = 440 FT); S 67 DEG 39' 0" W 759.69 FT; S 21 DEG 45' 1" E 18.7 FT; S 68 DEG 15' 0" W 464.6 FT; S 21 DEG 45' 5" E 21.78 FT; N 89 DEG 5' 52" E 121.2 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

ENT 29416:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 May 06 04:33 PM FEE 0.00 BY AR
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

Quit Claim Deed
(Access Controlled)
Utah County

Affecting Tax No. 58:020:0174
PIN No. 6692
Project No. MP-R399(41)
Parcel No. R399:711:STAQ

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to GHGP, L.C., Grantee, at 201 South Main Street, Suite 2000, Salt Lake City, County of Salt Lake, State of Utah, Zip 84111, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land being situate in the SW1/4 NW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 2.30 feet N.00°30'00"E. and 89.41 feet N.68°15'00"E. from the West Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S.89°09'14"E. 5317.89 feet from the West Quarter Corner of said Section 1); and running thence N.68°15'00"E. 546.49 feet; thence S.21°45'00"E. 20.00 feet; thence S.68°15'00"W. 464.60 feet; thence S.21°45'00"E. 21.78 feet to the northerly Right of Way and Limited Access Line; thence along said Limited Access line N.89°22'34"W. 84.55 feet at approximate station 66+38; thence along said Limited Access Line N.42°54'33"W. 10.29 feet at approximate station 66+30.91 and the point of beginning.

The above described tract of land contains 11,318 square feet in area or 0.260 acre.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above tract of land is conveyed without access to or from SR-194 formerly SR-85 (2100 North) across the southerly boundary line of said tract being a Highway Right of Way and Limited Access Line. All access to the above tract of land will be from adjoining parcels.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above described property.

PIN No. 6692
Project No. MP-R399(41)
Parcel No. R399:711:STAQ

STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE)

By [Signature]
Ross Crowe
Director of Right of Way, UDOT

On this 6th day of May, in the year 2024, before me personally appeared Ross Crowe whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public

