

When recorded mail to (Tax Mailing Address):

Grantee
111 E. Sego Lily Drive Suite 150
Midvale, UT 84070
MTC File No. 337256

SPECIAL WARRANTY DEED

RD Development Holdings, LLC, a Utah limited liability company, GRANTOR for good and valuable consideration, hereby CONVEY(S) and WARRANT(S) against all who claim by, through, or under the grantor to

Lennar Homes of Utah, LLC, a Delaware limited liability company,

as GRANTEE, the following described real property situated in Utah County, State of Utah, to-wit:

See Attached Exhibit "A"

Subject to general property taxes for the current year and thereafter.

Subject to easements, conditions, covenants, restrictions and reservations of record.

[Signatures on following page]

MTC File No. 337256

Exhibit "A"

Parcel 1: [22-048-0068]

Commencing South 1526.61 feet and East 181.93 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South 65°26'55" East 276.61 feet; thence South 31°05'59" East 334.44 feet; thence South 59°19'01" West 158.71 feet; thence South 15°06'32" East 41.53 feet; thence North 59°18'59" East 144.18 feet; thence North 30°40'57" West 39.02 feet; thence North 59°19'01" East 25.68 feet; thence South 31°05'59" East 119.83 feet; thence South 84°03'34" East 570.09 feet; thence South 31°05'58" East 137.06 feet; thence South 77°41'00" West 479.43 feet; thence South 71.33 feet; thence North 83°36'38" East 225.88 feet; thence North 30°41'00" West 97.9 feet; thence North 77°41'00" East 300.85 feet; thence South 31°05'59" East 275.08 feet; thence South 15°17'59" East 207.9 feet; thence South 89°35'01" West 130.02 feet; thence North 40.06 feet; thence West 173.06 feet; thence North 41°02'07" West .02 feet; thence West 102 feet; thence North 89°59'56" West 389.03 feet; thence South 12°07'59" West 30.7 feet; thence East 17.09 feet; thence South 12°08'00" West 15.15 feet; thence South 89°34'59" West 14.25 feet; thence South 11°44'07" West 67.85 feet; thence North 72°30'16" West 86.37 feet; thence along a curve to the right (chord bears: North 48°21'44" West 222.49 feet, radius = 272.04 feet); thence North 24°13'13" West 155.25 feet; thence North 64°43'10" East 234.31 feet; thence South 15°06'28" East 30.48 feet; thence North 70°07'20" East 75.98 feet; thence North 18°51'47" West 38.4 feet; thence South 64°43'10" West 308.84 feet; thence North 24°13'13" West 530.63 feet; thence along a curve to the left (chord bears: North 39°53'48" West 163.74 feet, radius = 303.06 feet); thence North 55°34'24" West 4 feet; thence North 34°25'35" East 62.72 feet; thence along a curve to the left (chord bears: North 24°41'55" East 230.82 feet, radius = 683.84 feet) to the point of beginning.

Less and excepting any and all portions lying within the legal bounds of Lot 2, Hastriter Subdivision Plat A, according to the plat thereof as recorded in the office of the Utah County Recorder.

Parcel 2: [22-048-0007]

Commencing South 2335.597 feet and East 3479.59 feet from the Northwest Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 69.243 feet; thence North 77°00'41" East 178.569 feet; thence South 30°41' East 98.012 feet; thence South 83°36'38" West 225.417 feet to beginning.

Parcel 3: [22-048-0005]

Commencing South 1931.77 feet and East 3246.08 feet from the Northwest Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian; thence South 59°19' West 144.18 feet; thence North 15°06'30" West 41.53 feet; thence North 59°19' East 133.03 feet; thence South 30°41' East 40 feet to the beginning.

Parcel 4: [22-048-0006]

Commencing South 2224.768 feet and East 3296.921 feet from the Northwest corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; and running thence South $18^{\circ}51'50''$ East 37.924 feet; thence South $70^{\circ}07'19''$ West 75.976 feet; thence North $15^{\circ}06'30''$ West 31.5 feet; thence North $64^{\circ}43'10''$ East 74.336 feet to the point of beginning.

Parcel 5: [22-048-0052]

Beginning at the Northeast corner of said subdivision, of the corner being South 1094.12 feet and East 724.52 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian, and running thence South $16^{\circ}53'59''$ East for a distance of 98.170 feet along the east boundary of the old Steel City Subdivision Plat "D" for this course and the next three courses; thence South $23^{\circ}49'59''$ East for a distance of 417.780 feet; thence South $31^{\circ}05'59''$ East for a distance of 1019.730 feet; thence South $15^{\circ}17'59''$ East for a distance of 207.916 feet to the southeast corner of said old Steel City Subdivision Plat "D"; thence South $89^{\circ}35'01''$ West for a distance of 117.001 feet along the south boundary of said old Steel City Subdivision Plat "D" to the centerline of Arlington Avenue; thence along a curve to the left having a radius of 87.440 feet and an arc length of 46.826 feet, being subtended by a chord of North $15^{\circ}45'29''$ West for a distance of 46.269 feet along the centerline of said Avenue for this course and the next course; thence North $31^{\circ}05'59''$ West for a distance of 851.365 feet; thence South $58^{\circ}54'01''$ West for a distance of 310.000 feet leaving the above described centerline along a line common to Lots 62 & 63 and Lots 16 & 17 each of Block 4-A of said old Steel City Subdivision Plat "D" to the centerline of Columbia Avenue; thence North $31^{\circ}05'59''$ West for a distance of 455.242 feet along said centerline; thence North $65^{\circ}26'55''$ West for a distance of 276.615 feet leaving the above described centerline to the east boundary of Slate Canyon Drive; thence along a curve to the left having a radius of 683.000 feet and an arc length of 180.370 feet, being subtended by a chord of North $07^{\circ}24'18''$ East for a distance of 179.846 feet along said east line to a line running beneath the southeastern set of overhead power lines; thence North $34^{\circ}52'05''$ East for a distance of 310.128 feet leaving the above described power line to the north line of said Plat D; thence South $89^{\circ}56'59''$ East for a distance of 342.164 feet to the point of beginning.

TOGETHER WITH the land described as that portion thereof lying Northerly of the new boundary line description as described by that certain Boundary Line Agreement recorded September 17, 2003 as Entry No. 152051:2003 of official records, said boundary line described as follows:

Beginning at a point which is South 1526.62 feet and East 181.94 feet from the North Quarter corner of Section 17, Township 7 South, Range 3 East, Salt Lake Meridian, said point is on the east line of Slate Canyon Drive, Provo, Utah; thence South $65^{\circ}26'55''$ East for a distance of 276.62 feet; thence South $31^{\circ}05'59''$ East for a distance of 455.24 feet;

thence South $84^{\circ}03'34''$ East for a distance of 543.33 feet to the Forest boundary, as monumented.

LESS AND EXCEPTING:

Commencing South 1526.61 feet and East 181.93 feet from the North Quarter Corner of Section 17, Township 7 South, Range 3 East, Salt Lake Base & Meridian; thence South $65^{\circ}26'55''$ East 276.61 feet; thence South $31^{\circ}05'59''$ East 334.44 feet; thence South $59^{\circ}19'01''$ West 158.71 feet; thence South $15^{\circ}06'32''$ East 41.53 feet; thence North $59^{\circ}18'59''$ East 144.18 feet; thence North $30^{\circ}40'57''$ West 39.02 feet; thence North $59^{\circ}19'01''$ East 25.68 feet; thence South $31^{\circ}05'59''$ East 119.83 feet; thence South $84^{\circ}03'34''$ East 570.09 feet; thence South $31^{\circ}05'58''$ East 137.06 feet; thence South $77^{\circ}41'00''$ West 479.43 feet; thence South 71.33 feet; thence North $83^{\circ}36'38''$ East 225.88 feet; thence North $30^{\circ}41'00''$ West 97.9 feet; thence North $77^{\circ}41'00''$ East 300.85 feet; thence South $31^{\circ}05'59''$ East 275.08 feet; thence South $15^{\circ}17'59''$ East 207.9 feet; thence South $89^{\circ}35'01''$ West 130.02 feet; thence North 40.06 feet; thence West 173.06 feet; thence North $41^{\circ}02'07''$ West .02 feet; thence West 102 feet; thence North $89^{\circ}59'56''$ West 389.03 feet; thence South $12^{\circ}07'59''$ West 30.7 feet; thence East 17.09 feet; thence South $12^{\circ}08'00''$ West 15.15 feet; thence South $89^{\circ}34'59''$ West 14.25 feet; thence South $11^{\circ}44'07''$ West 67.85 feet; thence North $72^{\circ}30'16''$ West 86.37 feet; thence along a curve to the right (chord bears: North $48^{\circ}21'44''$ West 222.49 feet, radius = 272.04 feet); thence North $24^{\circ}13'13''$ West 155.25 feet; thence North $64^{\circ}43'10''$ East 234.31 feet; thence South $15^{\circ}06'28''$ East 30.48 feet; thence North $70^{\circ}07'20''$ East 75.98 feet; thence North $18^{\circ}51'47''$ West 38.4 feet; thence South $64^{\circ}43'10''$ West 308.84 feet; thence North $24^{\circ}13'13''$ West 530.63 feet; thence along a curve to the left (chord bears: North $39^{\circ}53'48''$ West 163.74 feet, radius = 303.06 feet); thence North $55^{\circ}34'24''$ West 4 feet; thence North $34^{\circ}25'35''$ East 62.72 feet; thence along a curve to the left (chord bears: North $24^{\circ}41'55''$ East 230.82 feet, radius = 683.84 feet) to the point of beginning.

Tax ID: 22-048-0068, 22-048-0005, 22-048-0006, 22-048-0007, 22-048-0052

When recorded mail to (Tax Mailing Address):

Grantee
111 E. Sege Lily Drive Suite 150 Midvale, UT 84070
MTC File No. 337256

QUITCLAIM DEED

RD Development Holdings, LLC, a Utah limited liability company, as GRANTOR, for good and valuable consideration, hereby QUITCLAIMS to Lennar Homes of Utah, LLC, a Delaware limited liability company, as GRANTEE, the following described real property situated in Utah County, State of Utah, to- wit:

See Attached Exhibit "A"

TAX PARCEL NOS: 22-048-0069, 22-048-0007, 22-048-0005, 22-048-0006, 22-048-0052

In witness whereof, the Grantor has executed this instrument this 16th day of August, 2024.

RD Development Holdings, LLC,
a Utah limited liability company

By: Dave Morton
Dave Morton, Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 16th day of August, 2024 by Dave Morton, as Manager of RD Development Holdings, LLC, a Utah limited liability company, who duly acknowledged to me that it was executed by authority.

Jonathan Ivins
Notary Public

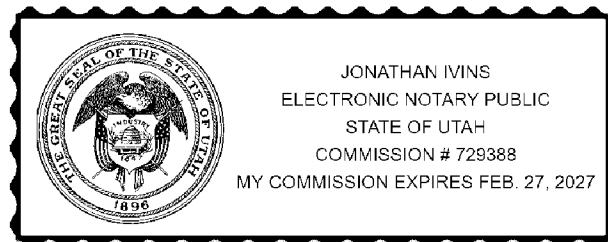


EXHIBIT A**PARCEL 1:**

A TRACT OF LAND BOUNDED ON THE WEST BY THE EAST LINES OF SLATE CANYON DRIVE AND NEVADA AVENUE AND ON THE EAST BY THE LANDS OF J.D. AND J.B. BUCKLEY, GENERALLY LOCATED WITHIN THE VACATED STEEL CITY SUBDIVISION, PLAT D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID SUBDIVISION AND THE CENTERLINE OF ARLINGTON AVENUE. SAID BEGINNING POINT BEING SOUTH 89°35'01" WEST ALONG THE SOUTH BOUNDARY FOR A DISTANCE OF 117.00 FEET FROM THE SOUTHEAST CORNER OF SAID SUBDIVISION. SAID BEGINNING POINT IS FURTHER DESCRIBED AS BEING SOUTH 2644.76 FEET AND EAST 1386.45 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 89°35'01" WEST FOR A DISTANCE OF 683.859 FEET ALONG SAID SOUTH BOUNDARY; THENCE SOUTH 11°44'06" WEST FOR A DISTANCE OF 67.849 FEET LEAVING THE SOUTH BOUNDARY OF THE SUBDIVISION TO THE NORTH (EAST) SIDE OF NEVADA AVENUE; THENCE NORTH 72°30'16" WEST FOR A DISTANCE OF 86.373 FEET ALONG NEVADA AVENUE FOR THIS COURSE AND THE NEXT FOUR COURSES; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 272.000 FEET AND AN ARC LENGTH OF 229.219 FEET, BEING SUBTENDED BY A CHORD OF NORTH 48°21'44" WEST FOR A DISTANCE OF 222.496 FEET; THENCE NORTH 24°13'13" WEST FOR A DISTANCE OF 686.887 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 303.000 FEET AND AN ARC LENGTH OF 165.806 FEET, BEING SUBTENDED BY A CHORD OF NORTH 39°53'48" WEST FOR A DISTANCE OF 163.745 FEET; THENCE NORTH 55°34'24" WEST FOR A DISTANCE OF 4.003 FEET TO AN INTERSECTING POINT OF SAID EAST LINE OF NEVADA AVENUE WITH THE EAST LINE OF SLATE CANYON DRIVE; THENCE NORTH 34°25'36" EAST FOR A DISTANCE OF 62.722 FEET ALONG SLATE CANYON DRIVE FOR THIS COURSE AND THE NEXT COURSE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 683.000 FEET AND AN ARC LENGTH OF 231.931 FEET, BEING SUBTENDED BY A CHORD OF NORTH 24°41'55" EAST FOR A DISTANCE OF 230.818 FEET TO A REVISED BOUNDARY LINE WITH THE BUCKLEY PROPERTY; THENCE SOUTH 65°26'55" EAST FOR A DISTANCE OF 276.615 FEET ALONG A LINE COINCIDENT WITH THE BUCKLEY PROPERTY FOR THIS COURSE AND THE NEXT FOUR COURSES; THENCE SOUTH 31°05'59" EAST FOR A DISTANCE OF 455.242 FEET ALONG THE CENTERLINE OF COLUMBIA AVENUE; THENCE NORTH 58°54'01" EAST FOR A DISTANCE OF 310.000 FEET LEAVING SAID CENTERLINE TO THE CENTERLINE OF ARLINGTON AVENUE; THENCE SOUTH 31°05'59" EAST FOR A DISTANCE OF 851.371 FEET ALONG SAID CENTERLINE FOR THIS COURSE AND THE NEXT COURSE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 87.440 FEET AND AN ARC LENGTH OF 46.819 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 15°45'38" EAST FOR A DISTANCE OF 46.262 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 17, 2003 AS ENTRY NO. 152051:2003 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO SUBJECT TO THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 24, 2000 AS ENTRY NO. 23113:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO SUBJECT TO THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED MARCH 28, 2000 AS ENTRY NO. 24220:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.

ALSO SUBJECT TO THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED APRIL 4, 2000 AS ENTRY NO. 26377:2000 IN THE UTAH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 16, 1965 AS ENTRY NO. 17865 IN BOOK 1030 AT PAGE 46, AND RE-RECORDED ON JUNE 14, 1966 AS ENTRY NO. 668 IN BOOK 1036 AT PAGE 117 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING 443 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 13°15' EAST 1094 FEET; THENCE SOUTH 16°29' EAST 98.17 FEET; THENCE SOUTH 23°25' EAST 417.78 FEET; THENCE SOUTH 30°41' EAST 1019.7 FEET; THENCE SOUTH 14°53' EAST 226 FEET; THENCE EAST 1174 FEET; THENCE NORTH 2640 FEET; THENCE WEST 2197 FEET TO THE BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING SOUTH 1931.77 FEET AND EAST 3246.08 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 59°19' WEST 144.18 FEET; THENCE NORTH 15°06'30" WEST 41.53 FEET; THENCE NORTH 59°19' EAST 133.03 FEET; THENCE SOUTH 30°41' EAST 40 FEET TO THE BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING SOUTH 2335.597 FEET AND EAST 3479.59 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 69.243 FEET; THENCE NORTH 77°00'41" EAST 178.569 FEET; THENCE SOUTH 30°41' EAST 98.012 FEET; THENCE SOUTH 83°36'38" WEST 225.417 FEET TO THE BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING SOUTH 2224.768 FEET AND EAST 3296.921 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 18°51'50" EAST 37.924 FEET; THENCE SOUTH 70°07'19" WEST 75.976 FEET; THENCE NORTH 15°06'30" WEST 31.5 FEET; THENCE NORTH 64°43'10" EAST 74.336 FEET TO THE BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2008 AS ENTRY NO. 21762:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS WEST 1806.18 FEET AND NORTH 2670.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG LINE WITH BOUNDARY AGREEMENT, RECORDED AS ENTRY NO. 26377:2000, WEST 83.39 FEET TO GRANTEE'S WEST LINE, THENCE NORTH 01°06'48" EAST 30.01 FEET; THENCE ALONG 30 FOOT OFFSET LINE EAST 82.81 FEET; THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2008 AS ENTRY NO. 21765:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT ON THE NORTH LINE OF GRANTEE'S PROPERTY WHICH IS WEST 1,519.63 FEET AND NORTH 2660.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 40.00 FEET TO 30 FOOT OFFSET LINE FROM THE PROJECTED BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 26377:2000; THENCE ALONG OFFSET LINE EAST 93.00 FEET; THENCE SOUTH 40.00 FEET TO THE PROJECTED BOUNDARY LINE AGREEMENT REFERENCED HERETOFORE; THENCE WEST 93.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2008 AS ENTRY NO. 21768:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS WEST 1721.63 FEET AND NORTH 2670.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG LINE WITH BOUNDARY AGREEMENT, RECORDED AS ENTRY NO. 26377:2000, WEST 84.55 FEET TO GRANTEE'S WEST LINE; THENCE NORTH 30.00 FEET; THENCE ALONG 30 FOOT OFFSET LINE EAST 84.55 FEET; THENCE SOUTH 30.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED FEBRUARY 26, 2008 AS ENTRY NO. 21771:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS WEST 1889.57 FEET AND NORTH 2670.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 127.55 FEET ALONG LINE WITH BOUNDARY AGREEMENT, RECORDED AS ENTRY NO. 26377:2000, TO GRANTEE'S WEST LINE; THENCE NORTH 12°08'00" EAST 30.69 FEET; THENCE ALONG 30 FOOT OFFSET LINE EAST 121.68 FEET; THENCE SOUTH 01°06'48" WEST 30.01 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 3, 2008 AS ENTRY NO. 25217:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS WEST 1721.63 FEET AND NORTH 2670.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 30.00 FEET TO 30 FOOT OFFSET LINE; THENCE EAST 100.00 FEET ALONG OFFSET LINE; THENCE SOUTH 30.00 FEET TO PROJECTED BOUNDARY LINE AGREEMENT, RECORDED AS ENTRY NO. 26377:2000, WEST 100.00 FEET TO GRANTEE'S WEST LINE AND POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED MARCH 18, 2008 AS ENTRY NO. 31389:2008 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT WHICH IS WEST 1426.63 FEET AND NORTH 2660.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 40.00 FEET TO THE 30 FOOT OFFSET LINE FROM THE PROJECTED BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 26377:2000; THENCE EAST 80.06 FEET; THENCE SOUTH 39.97 FEET TO THE NORTH LINE OF GRANTEE'S PROPERTY; THENCE SOUTH 89°58'52" WEST 80.06 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING FROM PARCEL 1, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 23, 2014 AS ENTRY NO. 67871:2014 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

BEGINNING AT A POINT AT GRANTEE'S NORTHWEST CORNER AND WHICH POINT IS WEST 1621.63 FEET AND NORTH 2670.50 FEET FROM THE SOUTHEAST SECTION CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 30 FEET TO 30 FOOT OFFSET LINE; THENCE ALONG OFFSET LINE EAST 102.00 FEET; THENCE SOUTH 40.00 FEET TO A POINT WHICH IS EAST 2.00 FEET FROM THE NORTHWEST CORNER OF LOT 67, EAGLES VIEW PLAT "G"; THENCE WEST 2.00 FEET; THENCE NORTH 10.00 FEET TO NORTH LINE OF GRANTEE'S PROPERTY AND PROJECTED BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 26377:2000; THENCE ALONG SAID LINE WEST 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF HASTRITER SUBDIVISION PLAT "A", ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED NOVEMBER 22, 2017 AS ENTRY NO. 115680:2017 IN THE UTAH COUNTY RECORDER'S OFFICE.

PARCEL 2:

COMMENCING SOUTH 2335.597 FEET AND EAST 3479.59 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 69.243 FEET; THENCE NORTH 77°00'41" EAST 178.569 FEET;

THENCE SOUTH 30°41' EAST 98.012 FEET; THENCE SOUTH 83°36'38" WEST 225.417 FEET TO THE BEGINNING.

PARCEL 3:

COMMENCING SOUTH 1931.77 FEET AND EAST 3246.08 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 59°19' WEST 144.18 FEET; THENCE NORTH 15°06'30" WEST 41.53 FEET; THENCE NORTH 59°19' EAST 133.03 FEET; THENCE SOUTH 30°41' EAST 40 FEET TO THE BEGINNING.

PARCEL 4:

COMMENCING SOUTH 2224.768 FEET AND EAST 3296.921 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 18°51'50" EAST 37.924 FEET; THENCE SOUTH 70°07'19" WEST 75.976 FEET; THENCE NORTH 15°06'30" WEST 31.5 FEET; THENCE NORTH 64°43'10" EAST 74.336 FEET TO THE BEGINNING.

PARCEL 5:

A TRACT OF LAND GENERALLY LOCATED WITHIN THE EASTERN PORTION OF THE VACATED STEEL CITY SUBDIVISION, PLAT D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION, OF THE CORNER BEING SOUTH 1094.12 FEET AND EAST 724.52 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 16°53'59" EAST FOR A DISTANCE OF 98.170 FEET ALONG THE EAST BOUNDARY OF SAID SUBDIVISION FOR THIS COURSE AND THE NEXT THREE COURSES; THENCE SOUTH 23°49'59" EAST FOR A DISTANCE OF 417.780 FEET; THENCE SOUTH 31°05'59" EAST FOR A DISTANCE OF 1019.730 FEET; THENCE SOUTH 15°17'59" EAST FOR A DISTANCE OF 207.916 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°35'01" WEST FOR A DISTANCE OF 117.001 FEET ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION TO THE CENTERLINE OF ARLINGTON AVENUE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 87.440 FEET AND AN ARC LENGTH OF 46.826 FEET, BEING SUBTENDED BY A CHORD OF NORTH 15°45'29" WEST FOR A DISTANCE OF 46.269 FEET ALONG THE CENTERLINE OF SAID AVENUE FOR THIS COURSE AND THE NEXT COURSE; THENCE NORTH 31°05'59" WEST FOR A DISTANCE OF 851.365 FEET; THENCE SOUTH 58°54'01" WEST FOR A DISTANCE OF 310.000 FEET LEAVING THE ABOVE DESCRIBED CENTERLINE ALONG A LINE COMMON TO LOTS 62 AND 63 AND LOTS 16 AND 17 EACH OF BLOCK 4-A OF SAID SUBDIVISION TO THE CENTERLINE OF COLUMBIA AVENUE; THENCE NORTH 31°05'59" WEST FOR A DISTANCE OF 455.242 FEET ALONG SAID CENTERLINE; THENCE NORTH 65°26'55" WEST FOR A DISTANCE OF 276.615 FEET LEAVING THE ABOVE DESCRIBED CENTERLINE TO THE EAST BOUNDARY OF SLATE CANYON DRIVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 683.000 FEET AND AN ARC LENGTH OF 180.370 FEET, BEING SUBTENDED BY A CHORD OF NORTH 07°24'18" EAST FOR A DISTANCE OF 179.846 FEET ALONG SAID EAST LINE TO A LINE RUNNING BENEATH THE SOUTHEASTERN SET OF OVERHEAD POWER LINES; THENCE NORTH 34°52'05" EAST FOR A DISTANCE OF 310.128 FEET LEAVING THE ABOVE DESCRIBED POWER LINE TO THE NORTH LINE OF SAID PLAT D;

THENCE SOUTH 89°56'59" EAST FOR A DISTANCE OF 342.164 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH THE EFFECTS OF THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED SEPTEMBER 17, 2003 AS ENTRY NO. 152051:2003 IN THE UTAH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING FROM PARCEL 5, ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, AS DISCLOSED BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 16, 1965 AS ENTRY NO. 17865 IN BOOK 1030 AT PAGE 46, AND RE-RECORDED ON JUNE 14, 1966 AS ENTRY NO. 668 IN BOOK 1036 AT PAGE 117 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING 443 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 13°15' EAST 1094 FEET; THENCE SOUTH 16°29' EAST 98.17 FEET; THENCE SOUTH 23°25' EAST 417.78 FEET; THENCE SOUTH 30°41' EAST 1019.7 FEET; THENCE SOUTH 14°53' EAST 226 FEET; THENCE EAST 1174 FEET; THENCE NORTH 2640 FEET; THENCE WEST 2197 FEET TO THE BEGINNING.

Signature Certificate

Reference number: UZGEB-FYDUZ-FZDVX-QMP5T

Signer

Timestamp

Signature

Dave Morton

Email: dmorton@and-dev.com

Sent: 16 Aug 2024 20:26:27 UTC
Viewed: 16 Aug 2024 20:26:30 UTC
Signed: 16 Aug 2024 20:26:50 UTC



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✓ Personally Known 16 Aug 2024 20:24:53 UTC

IP address: 148.59.162.140
Location: St. George, United States

Jon Ivins

Email: jivins@mtcutah.com

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