

Mail Recorded Deed and Tax Notice To:
Blue Peak Holdings, LLC, a Utah limited liability company
520 South 850 East, Ste A4
Lehi, UT 84043

ENT 200083:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Nov 30 04:23 PM FEE 40.00 BY SW
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 139038-DMP

SPECIAL WARRANTY DEED

AF PD LLC, a Utah limited liability company and AF 21 LLC, a Utah limited liability company, as their interests may appear as to Parcel 1; AF PD LLC, a Utah limited liability company, as to Parcel 2; and AF PD LLC, a Utah limited liability company as to Parcel 3

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

Blue Peak Holdings, 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.: 35-280-0005, 35-280-0009, 13-040-0038, 13-040-0135, 35-280-0012, 35-280-0014 and 35-280-0016 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 23rd day of November, 2021.

AF PD LLC, a Utah limited liability company

BY: [Signature]
Scott Smithson
Manager

AF 21 LLC, a Utah limited liability company

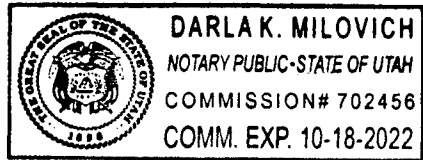
BY: [Signature]
Scott Smithson
Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of November, 2021, before me, personally appeared Scott Smithson, 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 AF PD LLC, a Utah limited liability company.

[Signature]
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 23rd day of November, 2021, before me, personally appeared Scott Smithson, 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 AF 21 LLC, a Utah limited liability company.

[Signature]
Notary Public

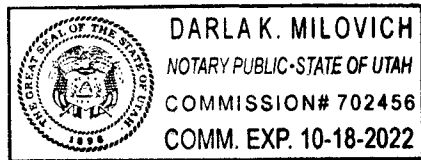


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT WHICH IS NORTH 940.51 FEET AND WEST 32.38 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE NORTH 89°11'40" WEST 239.99 FEET; THENCE SOUTH 89°58'34" WEST 288.31 FEET; THENCE SOUTH 00°49'10" WEST 14.09 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS N60°49'11"W 39.66 FEET); THENCE NORTH 54°25'22" WEST 75.79 FEET; THENCE ALONG THE ARC OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 178.28 FEET (CURVE HAVING A CENTRAL ANGLE 30°26'48" AND A LONG CHORD BEARS N42°43'40"E 176.19 FEET); THENCE NORTH 57°57'04" EAST 108.16 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 413.68 FEET (CURVE HAVING A CENTRAL ANGLE 57°10'58" AND A LONG CHORD BEARS N29°21'35"E 396.73 FEET); THENCE NORTH 00°46'05" EAST 164.53 FEET; THENCE SOUTH 89°13'03" EAST 103.85 FEET; THENCE SOUTH 00°44'31" WEST 218.59 FEET; THENCE SOUTH 16°47'47" WEST 209.48 FEET; THENCE SOUTH 45°17'41" WEST 42.27 FEET; THENCE SOUTH 45°47'22" EAST 69.07 FEET; THENCE SOUTH 44°45'12" WEST 24.26 FEET; THENCE SOUTH 46°17'43" EAST 54.66 FEET; THENCE SOUTH 89°04'08" EAST 137.29 FEET; THENCE SOUTH 00°50'20" WEST 194.08 FEET TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

PARCEL 2:

BEGINNING AT A POINT WHICH IS NORTH 838.21 FEET AND WEST 774.05 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE SOUTH 00°00'09" WEST 93.64 FEET; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 30.20 FEET (CURVE HAVING A CENTRAL ANGLE 20°50'59" AND A LONG CHORD BEARS S10°25'38"W 30.04 FEET); THENCE SOUTH 00°00'09" WEST 99.68 FEET; THENCE NORTH 89°01'53" WEST 140.27 FEET; THENCE NORTH 01°03'29" EAST 630.12 FEET; THENCE SOUTH 89°16'08" EAST 284.53 FEET; THENCE SOUTH 39°27'15" EAST 70.27 FEET; THENCE SOUTH 57°57'04" WEST 0.65 FEET; THENCE ALONG THE ARC OF A 414.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 419.22 FEET (CURVE HAVING A CENTRAL ANGLE 57°56'55" AND A LONG CHORD BEARS S28°58'36"W 401.58 FEET) TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)

PARCEL 3:

BEGINNING AT A POINT WHICH IS NORTH 631.61 FEET AND WEST 550.59 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST; AND RUNNING: THENCE WEST 123.38 FEET; THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.75 FEET (CURVE HAVING A CENTRAL ANGLE 26°04'11" AND A LONG CHORD BEARS N47°05'26"W 22.55 FEET); THENCE NORTH 00°00'09" EAST 72.01 FEET; THENCE ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 28.81 FEET (CURVE HAVING A CENTRAL ANGLE 18°20'34" AND A LONG CHORD BEARS N09°10'08"W 28.69 FEET); THENCE NORTH 00°00'09" EAST 90.88 FEET; THENCE ALONG THE ARC

OF A 335.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 161.04 FEET (CURVE HAVING A CENTRAL ANGLE 27°30'07" AND A LONG CHORD BEARS N13°45'12"E 159.50 FEET); THENCE SOUTH 54°25'22" EAST 75.79 FEET; THENCE ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 39.75 FEET (CURVE HAVING A CENTRAL ANGLE 12°47'38" AND A LONG CHORD BEARS S60°49'11"E 39.66 FEET); THENCE SOUTH 00°49'10" WEST 279.01 FEET; THENCE SOUTH 36°45'44" EAST 23.83 FEET TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS IN THE ABOVE DESCRIPTION ARE BASED ON THE NAD 27 BEARING OF N 89°52'20" E ALONG THE SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 EAST TO THE SOUTHEAST CORNER OF SAID SECTION 22.)