

WHEN RECORDED, RETURN TO:

Blue Peak Holdings  
520 S. 850 E., Suite A4  
Lehi, Utah 84043

Tax Parcel ID No.: 35:280:0020

**QUITCLAIM DEED**

The AF PD LLC, a Utah limited liability company (“Grantor”), hereby quitclaims to the BLUE PEAK HOLDINGS, LLC, a Utah limited liability company (“Grantee”), for the sum of ten dollars (\$10.00), the following described tract of land situated in Utah County, State of Utah:

See Exhibit A attached hereto.

The foregoing conveyance is subject to any easements, restrictions, and encumbrances now of record.

**GRANTOR:**

AF PD LLC, a Utah limited liability company

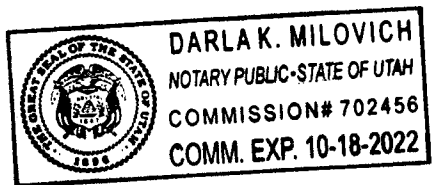
By: [Signature]  
Name: Scott Smithson  
Its: Manager  
Date: 4/23/21

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

The foregoing instrument was acknowledged before me this 03 day of November, 2021, by Scott Smithson, in his/her capacity as Manager of the AF PD LLC (the above Grantor).

[Signature]  
Notary Public

SEAL:



**EXHIBIT A**

**(Legal Description of Property)**

**AF PD SOUTH**

PLAT A LOT 101 AND PARCEL 1  
DESCRIPTION OF EXCESS RIGHT-OF-WAY

A parcel of excess right-of-way of 900 West road, situate in the Southwest Quarter of Section 22, and the Northwest Quarter of Section 27, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point which is North 00°01'56" East 335.13 feet and West 691.19 feet from the South Quarter corner said Section 22; and running:

thence South 00°00'09" West 307.95 feet; thence along the arc of a 644.00 foot radius curve to the right a distance of 80.03 feet (curve having a central angle of 07°07'13" and a long chord bearing S03°33'46"W 79.98 feet); thence North 89°37'30" West 7.58 feet; thence along the arc of a 636.00 foot radius curve to the left a distance of 79.46 feet (curve having a central angle of 07°09'30" and a long chord bearing N03°34'54"E 79.41 feet); thence North 00°00'09" East 308.48 feet; thence South 89°59'51" East 7.59 feet to the point of beginning.

The above described parcel contains 2,942 square feet in area or 0.07 acres.

(Note: All bearings in the above description are based on the NAD 27 bearing of N 00°10'41" E along the section line from the West Quarter Corner of Section 22, Township 5 South, Range 1 East to the Northwest Corner of said Section 22.)