

WHEN RECORDED, MAIL TO,  
AND MAIL TAX NOTICES TO:

Zephyr Ranches, LC  
1221 East Candy Lane  
American Fork, Utah 84003  
Attn: Russell Smart

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APNs: 29-050-0020  
29-050-0082  
29-050-0084  
29-050-0085

### WARRANTY DEED

Zephyr Ranches, LC, a Utah limited liability company, of 1221 East Candy Lane, American Fork, Utah 84003 ("Grantor"), hereby conveys and warrants, to the extent provided below only and not otherwise, to Smart Style Limousin Zephyr, L.L.C., a Utah limited liability company, with respect to a 25.962% undivided interest; to Smart's Farm Zephyr, L.L.C., a Utah limited liability company, with respect to a 25.6% undivided interest; to McKee Investments Zephyr, L.L.C., a Utah limited liability company, with respect to a 24.8% undivided interest; and to Zephyr Ranches, LC, a Utah limited liability company, with respect to a 23.638% undivided interest, the following described real property situated in Utah County, State of Utah:

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

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Grantor warrants only against those encumbrances and defects in title, if any, existing at the time Grantor took title to such parcels of real property and that are covered by any policy of title insurance issued to Grantor. Grantor's liability under the warranties of title created by this deed shall be limited to the title insurance coverage available under such policy(ies).

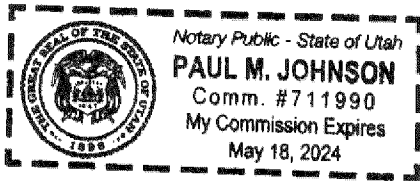
DATED the 2<sup>nd</sup> day of February 2021.

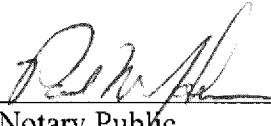
ZEPHYR RANCHES, LC

By:   
Russell L. Smart, Manager

STATE OF UTAH            )  
                                      :SS  
COUNTY OF UTAH        )

On February 2<sup>nd</sup>, 2021, before me, a notary public in and for the State of Utah, personally appeared Russell L. Smart, the manager of Zephyr Ranches, LC, a Utah limited liability company, the signer of the foregoing instrument, who duly acknowledged to me that he executed the foregoing instrument in the capacity indicated.



  
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Notary Public

**EXHIBIT A**

The following described tracts of land in Utah County, State of Utah:

**PARCEL #1:**

Beginning at a point in a fence line, which point lies South 907.60 feet and East 1196.04 feet, according to Utah Coordinate Bearings, Central Zone from the West quarter corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; and running thence North 89° 16' 32" East along a fence 1478.87 feet to a fence on the West line of Utah County Road 400 East; thence North 00° 21' 51" West along said fence 413.95 feet; thence South 89° 31' 45" West along a fence 1483.11 feet; thence South 00° 56' 41" East 420.51 feet to the point of beginning.

**PARCEL #2:**

Beginning at a point in a fence line on the South line of 9200 South Utah County Road, said point being North 12.49 feet and East 1357.4 feet from the West quarter corner of Section 6, Township 9 South, Range 3 East, Salt Lake Base and Meridian; thence North 89° 28' 54" East 1309.99 feet along a fence on the South line of 9200 South Utah County Road to the East line of a concrete ditch and the West line of 400 East Utah County Road; thence South 00° 28' 29" East 499.32 feet along said East line of a concrete ditch and the West line of 400 East Utah County Road to a fence corner; thence South 89° 31' 45" West along a fence 1315.05 feet; thence departing said fence North 00° 06' 25" East 498.26 feet to the point of beginning.

**PARCEL #3:**

Beginning at the Southeast corner of the Southwest quarter of Section 6, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence North 10 chains; thence West 20 chains; thence South 10 chains; thence East 20 chains to the place of beginning.

**PARCEL #4:**

Commencing at a fence line intersection on the West side of 400 East County Road, Utah, which point is North 659.579 feet and West 4.592 feet (based on the Utah State Coordinate System, Central Zone of June 1972) from the South quarter corner of Section 6, Township 9 South, Range 3 East of the Salt Lake Base and Meridian; thence along said fence line as follows: South 89° 45' 29" West 1402.190 feet by title West; thence North 23° 29' 14" West 101.627 feet; thence North 50° 32' 45" East 17.077 feet; thence North 04° 00' 29" West 247.569 feet; thence North 81° 11' 26" West 9.625 feet; thence North 08° 38' 17" West 127.43 feet; thence North 00° 56' 33" West 598.33 feet; thence North 89° 20' 18" East 577.49 feet; thence North 89° 19' 11" East 902.010 feet to the Westerly side of said County Road; thence South 00° 17' 34" East along said road and a fence line 1083.208 feet to the point of beginning.