



ENT202539 : 2021 PG 1 of 2
Andrea Allen
Utah County Recorder
2021 Dec 06 01:22 PM FEE 40.00 BY IP
RECORDED FOR Old Republic Title (Draper)
ELECTRONICALLY RECORDED

MAIL TAX NOTICE TO GRANTEE:
AF III QOZB, LLC, a Utah limited liability company
1245 Brickyard Road #70
Salt Lake City, Utah 84106
File Number: 2155372JM

WARRANTY DEED

Smart Town, LLC, a Utah limited liability company

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

AF III QOZB, LLC, a Utah limited liability company,

GRANTEE

the following tract of land in Utah County, State of Utah, to-wit

See Attached Legal Description

TAX ID NUMBER FOR PROPERTY: 13:059:0129 and 13:059:0109

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2021 and thereafter.

Effective as of this 2nd day of December, 2021.

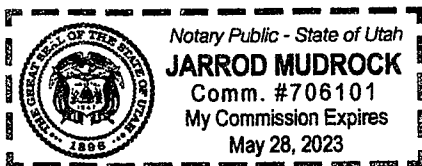
Smart Town, LLC, a Utah limited liability company

By: 
Arvil Swaney, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

On this 2nd day of December 2021, personally before me appeared Arvil Swaney, who proven on the basis of satisfactory evidence is the Manager of Smart Town, LLC, a Utah limited liability company, and that said document was signed by him/her on behalf of said entity by authority of its members and within the authority granted under said entity's articles of organization and/or operating agreement, and acknowledged to me that said limited liability company executed the same.



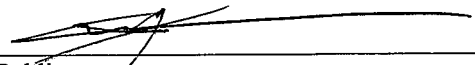

Notary Public
Residing In: Draper Utah
Commission Expires: 5-28-2023

EXHIBIT A

A parcel of ground lying and situate in the East Half of the South East Quarter, Section 24, and in the North Half of the Northeast Quarter, Section 25, Township 5 South, Range 1 East, SLB&M (Tax Parcel # 13:059:0129 being the remainder parcel M-I-B identified on the ALTA survey by Johanson Surveying on file at the Utah County Surveyor's office as # 20-449 and a 6.43 acre remainder of Tax Parcel # 13:059:0109).

Basis of Bearing for subject parcel being South $45^{\circ} 01' 56''$ East 3791.23 feet measured between the found Utah County Brass Caps monumenting the North Quarter Corner and East Quarter Corner of Section 25, Township 5 South, Range 1 East, SLB&M.

Commencing at said North Quarter Corner of Section 25, Thence South $89^{\circ} 35' 49''$ East 1339.53 feet; Thence North $00^{\circ} 29' 02''$ East 38.14 feet; Thence North $00^{\circ} 30' 38''$ East 22.57 feet; Thence North $09^{\circ} 35' 42''$ East 131.64 feet to the True Point of Beginning:

Thence North $09^{\circ} 35' 42''$ East 353.31 feet to a point on the south Right of Way line of 620 South Street as shown on the Vest Road Dedication Plat recorded as Entry 54716:2019, Map 16589 of the Utah County Records; Thence the following three (3) calls coincident with said Right of Way line: 1) South $80^{\circ} 25' 43''$ East 318.81 feet, 2) South $80^{\circ} 25' 43''$ East 155.62 feet to a point of curvature, 3) Southeasterly 96.61 feet along the arc of a 1300.00 ft. radius curve to the left (center bears North $09^{\circ} 34' 17''$ East with a Delta of $04^{\circ} 15' 27''$); Thence South $82^{\circ} 35' 08''$ East 38.28 feet to a point of curvature; Thence Southeasterly 44.86 feet along the arc of a 176.37 ft. radius curve to the left (center bears North $07^{\circ} 24' 52''$ East with a Delta of $14^{\circ} 34' 22''$) to a non-tangent point of curvature and a point on said south Right of Way line; Thence the following two (2) calls coincident with said Right of Way line: 1) Southeasterly 37.70 feet along the arc of a 1300.00 ft. radius curve to the left (center bears North $01^{\circ} 39' 41''$ East with a Delta of $01^{\circ} 39' 41''$), 2) EAST 54.25 feet; Thence Southeasterly 143.58 feet along the arc of a 176.44 ft. radius non-tangent curve to the right (center bears South $30^{\circ} 42' 56''$ West with a Delta of $46^{\circ} 37' 34''$) to a point on the west Right of Way line of 860 East Street per said Vest Plat; Thence coincident with said west Right of Way Line South $00^{\circ} 54' 51''$ East 424.15 feet to a point of curvature; Thence Southwesterly 15.90 feet along the arc of a 10.00 ft radius curve to the right (Center bears South $89^{\circ} 05' 09''$ West with a Delta of $91^{\circ} 06' 44''$) to a point on the north Right of Way line of Quality Drive per said Vest Plat; Thence North $89^{\circ} 48' 07''$ West 501.53 feet coincident with said north Right of Way; Thence North $00^{\circ} 06' 23''$ West 292.88 feet; Thence North $89^{\circ} 48' 07''$ West 373.82 feet to the Point of Beginning.