

WHEN RECORDED, MAIL TO:
South Jordan Properties, LLC
1791 West 11400 South
South Jordan, UT 84095

WARRANTY DEED
(Corporation Form)

Intermountain Equine Reproduction Center Inc., organized and existing under the laws of the State of Utah, grantor, hereby conveys and warrants to South Jordan Properties, LLC, grantee, of South Jordan, County of Salt Lake, State of Utah, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable considerations the following described tract of land in Utah County, State of Utah:

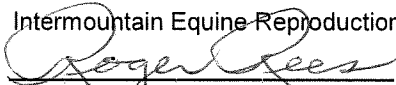
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Tax ID No.: 40-178-0020

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.


The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 27th day of March 2019.

Intermountain Equine Reproduction Center Inc.

By: Roger Rees
Its: CEO and President

STATE OF Utah
COUNTY OF Salt Lake

On the 27th day of March, 2019, personally appeared before me Roger Rees, CEO and President, for and in behalf of Intermountain Equine Reproduction Center, Inc., who being by me duly sworn did say that they are the signer(s) of the foregoing instrument and that said document was signed by him in behalf of said Corporation by authority of its Bylaws, or a Resolution of its Board of Directors, and that said Roger Rees, acknowledged to me that said Corporation executed the same.


Notary Public
My Commission Expires: 5-29-2019

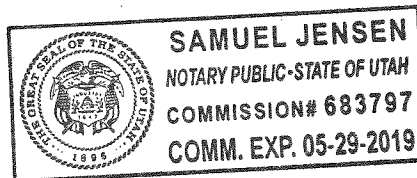


EXHIBIT A

Parcel 1:

Lot 3, Plat "A", Gordons Ranchettes Subdivision, Utah County, Utah, according to the official plat thereof on file in the Office of the Recorder, Utah County, Utah.

Less and Excepting therefrom that portion conveyed to Utah Department of Transportation in Warranty Deed 193:2009, recorded January 2, 2009 and described as follows:

A parcel of land in fee for the purpose of constructing thereon a roadway known as Project No. 0068, being part of an entire tract of property situate in the SE1/4NW1/4 of Section 23, T. 5 S, R. 1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner said entire tract, which is 509.51 ft., N. 00°13'44" W. along the quarter section line, and 14.91 ft., S. 89°46'16" W., from the Center of said Section 23; and running thence South, 455.58 ft. to a point of tangency with a 15.00 ft. radius curve to the right; thence southwesterly 23.52 ft. along the arc of said curve; thence S. 89°50'03" W., 47.76 ft. to a point 86.09 ft. perpendicularly distant westerly from the centerline of said project No. 0068, opposite Engineer Station 541+02.96; thence N. 38°37'30" E., 37.11 ft.; thence N. 00°08'00" E., 161.49 ft.; thence N. 01°44'42" E., 146.32 ft.; thence North, 133.99 ft. to the north line of said entire tract, which is 59.19 ft. perpendicularly distant westerly from the centerline of said project No. 0068, opposite Engineer Station 545+73.75; thence East, along the north line of said entire tract, 34.72 ft. to the point of beginning.

Also less and excepting that portion conveyed to the City of Saratoga Springs in Special Warranty Deed recorded May 31, 2013 and described as follows:

The basis of bearing for the following description is North 00°01'27" East between a Utah County brass cap marking the Southwest Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, and a Utah County brass cap marking the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian.

Beginning at the Southwest corner of Lot 3 of Gordons Ranchettes Plat "A" (Entry No. 28829 Map: 4792); said point also being South 89°58'33" East, 1764.51 and North 00°01'27" East, 29.93 feet from the West Quarter Corner of Section 23, Township 5 South, Range 1 West, Salt Lake Base & Meridian; and running thence: North 00°00'01" East, 7.02 feet; thence North 89°54'12" East, 807.55 feet to a point of tangency on a 39.00 foot radius curve to the left; thence 7.33 feet along said curve through a central angle of 10°45'48" (chord bears: North 84°31'35" East, 7.32 feet) to a point on the UDOT Property Parcel 0068.10 Entry No. 193:2009); thence South 38°37'30" West, along said UDOT Parcel 8.62 feet to a point on the South line of said Lot 3 of said Gordons Ranchettes Plat "A"; and running thence along said lot line the following course and distance: South 89°50'03" West, 809.45 feet to the point of beginning.

Parcel 1A:

Together with a Right of way as evidenced in that certain Joint Access Agreement recorded December 4, 2018 as Entry No. 114762:2018 in the Utah County Recorder's Office more particularly described as follows:

A Tract of Land located in the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, also located in a portion of Lot 3 of BROADHEAD SUBDIVISION, Recorded November 7, 1994 as Entry No. 85361 at the office of the Utah County Recorder, said tract being more particularly described as follows:

Beginning at a point on the Westerly right of way line of Redwood Road said point being the Southeast

corner of Grantor's property, said point also being West 32.64 feet from the Southeast corner of said Lot 3, and running thence West 839.54 feet along the South line of said Lot 3 more or less to the Northwest corner of Lot 3 of Gordons Ranchettes Subdivision, Recorded May 10, 1993 as Entry No. 28829 at the office of the Utah County Recorder; thence North 15.00 feet; thence East 839.54 feet more or less to a point on said westerly right of way line; thence South 15.00 feet along said westerly right of way line to the point of beginning.

The following is shown for information purposes only: Tax ID / Parcel No. 40-178-0020