

Mail Recorded Deed & Tax Notice To:
Value Innovations HB Lofts, LLC, a Utah limited liability company
978 Woodoak Lane
Salt Lake City 84117



File No.: 104256-JPF

SPECIAL WARRANTY DEED

Vantaggio Holbrook, LLC, a Utah limited liability company,

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

Value Innovations HB Lofts, LLC, a Utah limited liability company,

GRANTEE(S), of Salt Lake City, 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.: 58-021-0319 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2023 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 10 day of May, 2023.

Vantaggio Holbrook, LLC, a Utah limited liability company

BY: [Signature]
Kevin Anglesey, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On this 10 day of May, 2023, before me, personally appeared Kevin Anglesey, 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 Vantaggio Holbrook, LLC, a Utah limited liability company.

[Signature]
Notary Public

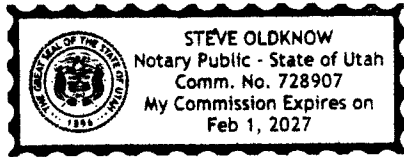


EXHIBIT A
Legal Description

A portion of the Northwest quarter of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, located in Lehi, Utah, more particularly described as follows:

Beginning at a point located North 00°08'15" West along the section line 2,096.73 feet and West 4,060.61 feet from the East quarter corner of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 88°56'32" West 816.06 feet to the Easterly right-of-way line of State Road 68; thence North 10°37'21" West along said right-of-way 449.12 feet; thence North 15°24'22" West along said right-of-way 64.60 feet; thence North 89°49'32" East 981.73 feet; thence along the arc of a curve to the right having a radius of 15.00 feet a distance of 23.16 feet through a central angle of 88°28'04" Chord: South 45°56'29" East 20.93 feet; thence South 01°42'30" East 0.48 feet; thence along the arc of a curve to the right with a radius of 417.00 feet a distance of 197.65 feet through a central angle of 27°09'28" Chord: South 11°52'14" West 195.81 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 483.00 feet a distance of 292.29 feet through a central angle of 34°40'22" Chord: South 08°06'47" West 287.85 feet to the point of beginning. (aka Area North of Apartments)