

165707-DMP

When Recorded, Return To:
GRNOBL Viridian Farm, LLC
181 South 750 West, Ste 101
North Salt Lake, UT 84054

ENT33055:2023 PG 1 of 4
Andrea Allen
Utah County Recorder
2023 May 23 03:56 PM FEE 40.00 BY CS
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Send Tax Notices To:
D.R. Horton, Inc.
12351 S. Gateway Park Place #D100
Draper, UT 84020
Attn: Jonathan S. Thornley

Tax Id No.: 29-050-0093, 29-050-0049, 29-050-0113, 29-050-0111, 29-050-0112, 29-050-0110, 29-049-0003,
29-049-0006 and 29-050-0108

SPECIAL WARRANTY DEED

SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, Grantor, whose address is 201 South Main Street, Suite 2000, Salt Lake City, Utah 84111, hereby conveys and warrants only against all claiming by, through or under it, and acts of itself to GRNOBL Viridian Farm, LLC, a Utah limited liability company, Grantee, whose address is 181 South 750 West, Ste 101, North Salt Lake, Utah 84054, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following real property (the "Property") located in Utah County, State of Utah, and more particularly describe as follows:

See Exhibit A attached hereto and by this reference made a part hereof.

Together with all structures, covenants, rights-of-way, easements, tenements, hereditaments, and other rights, if any on or appurtenant to the property.

SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building locations, rights-of-way, zoning regulations, matters which would be disclosed by a proper survey, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

RESERVING UNTO Grantor all right, title and interest in and to appurtenant water rights.

[Signature and Acknowledgement Follows]

Dated this 19th day of May, 2023.

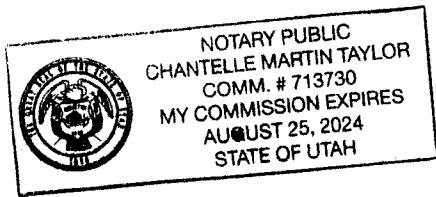
SALEM FARMS HOLDING COMPANY, LLC,
a Utah limited liability company

By: 
Christian Kem Gardner
Manager

STATE OF UTAH)
 §
COUNTY OF SALT LAKE)

On this 19th day of May, in the year 2023, personally appeared before me Christian Kem Gardner, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me affirmed, did say that he is the Manager of SALEM FARMS HOLDING COMPANY, LLC, a Utah limited liability company, and that said document was signed by him in behalf of said limited liability company by Authority of its Operating Agreement, and said Christian Kem Gardner acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



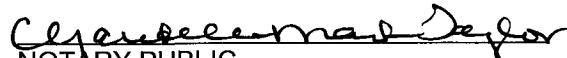

NOTARY PUBLIC

Exhibit A

Real Property Located in Utah County, State of Utah, described as:

PROPOSED VIRIDIAN FARM PLAT A-1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°11'13"W ALONG THE SECTION LINE 332.27 FEET FROM THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE S89°11'13"W 321.53 FEET; THENCE S00°31'58"E 22.66 FEET; THENCE S88°42'14"W 35.58 FEET; THENCE S89°11'13"W 276.86 FEET; THENCE N00°35'14"W 499.32 FEET; THENCE S89°24'46"W 153.85 FEET; THENCE N00°35'14"W 13.49 FEET; THENCE WEST 507.65 FEET; THENCE S00°35'14"E 305.34 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.53 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°53'22", CHORD: S45°31'55"E 21.19 FEET; THENCE S00°38'40"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.59 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°06'38", CHORD: S44°28'05"W 21.23 FEET; THENCE S00°35'14"E 578.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S45°35'14"E 21.21 FEET; THENCE S00°35'14"E 58.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD: S44°24'46"W 21.21 FEET; THENCE S00°35'14"E 16.70 FEET; THENCE S89°24'46"W 58.00 FEET; THENCE S59°26'40"W 596.86 FEET; THENCE N89°59'39"W 109.12 FEET; THENCE S00°22'03"E 295.00 FEET; THENCE N89°55'48"W 328.17 FEET TO A POINT WHICH LIES 33.00 FEET EAST OF THE QUARTER SECTION LINE; THENCE N00°22'15"W (ALONG A LINE PARALLEL WITH AND 33.00 FEET PERPENDICULARLY DISTANT EAST FROM SAID QUARTER SECTION LINE) 2483.82 FEET; THENCE N89°09'38"E 666.07 FEET; THENCE N89°23'48"E 338.01 FEET; THENCE S00°35'14"E 44.88 FEET; THENCE N89°24'46"E 507.62 FEET; THENCE N00°35'14"W 107.00 FEET; THENCE N89°25'01"E 418.00 FEET; THENCE N89°08'50"E 63.00 FEET; THENCE S00°35'14"E 106.71 FEET; THENCE N89°38'32"E 371.91 FEET; THENCE N00°21'28"W 25.46 FEET; THENCE N89°38'32"E 242.00 FEET; THENCE S00°21'28"E 47.59 FEET; THENCE N87°19'41"E 82.36 FEET; THENCE N67°28'27"E 179.46 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 29.28 FEET WITH A RADIUS OF 419.00 FEET THROUGH A CENTRAL ANGLE OF 04°00'13", CHORD: S24°31'40"E 29.27 FEET; THENCE S26°31'47"E 39.56 FEET; THENCE N63°28'13"E 116.73 FEET; THENCE S21°41'32"E 20.82 FEET; THENCE S30°09'46"E 30.88 FEET; THENCE N59°50'14"E 120.00 FEET; THENCE N59°50'14"E 58.00 FEET; THENCE N64°28'35"E 122.10 FEET; THENCE S25°21'02"E 20.30 FEET; THENCE S30°09'46"E 196.39 FEET; THENCE S32°08'23"E 48.02 FEET; THENCE S59°26'56"W 18.23 FEET; THENCE S30°33'04"E 111.00 FEET; THENCE S30°33'04"E 84.00 FEET; THENCE S59°26'56"W 80.02 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 502.76 FEET WITH A RADIUS OF 1047.50 FEET THROUGH A CENTRAL ANGLE OF 27°29'58", CHORD: S73°11'55"W 497.94 FEET; THENCE S03°03'06"E 101.68 FEET; THENCE S02°03'10"E 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 30.59 FEET WITH A RADIUS OF 1196.50 FEET THROUGH A CENTRAL ANGLE OF 01°27'54", CHORD: S88°40'46"W 30.59 FEET; THENCE S89°24'43"W 89.54 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.49 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 89°43'31", CHORD: S44°32'58"W 21.16 FEET; THENCE S89°16'52"W 63.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 23.63 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 90°16'29", CHORD: N45°27'02"W 21.26 FEET; THENCE S89°24'43"W 60.72 FEET; THENCE S00°35'32"E 86.40 FEET; THENCE S88°54'25"W 40.16 FEET; THENCE S00°48'47"E 84.61 FEET; THENCE S89°11'15"W 185.55 FEET; THENCE S00°48'47"E 96.08 FEET; THENCE S89°11'13"W 151.18 FEET; THENCE S00°48'47"E 391.09 FEET TO THE POINT OF BEGINNING.

PROPOSED VIRIDIAN FARM PLAT A-2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°14'02"W ALONG THE SECTION LINE 1613.70 FEET AND SOUTH 18.93 FEET FROM THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING: N00°24'27"W ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION 6, TOWNSHIP 9 SOUTH, RANGE 3 EAST); THENCE ALONG AN EXISTING FENCE S00°30'39"E 330.58 FEET; THENCE S89°24'46"W 360.97 FEET TO THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 80651:1999 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID FENCE LINE AGREEMENT THE FOLLOWING TWO (2) COURSES: THENCE N00°54'23"W 120.98 FEET; THENCE N00°10'46"W 206.48 FEET TO THE SOUTH LINE OF 8800 SOUTH STREET ALSO BEING THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 782:1959 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY N88°55'00"E 360.63 FEET TO THE POINT OF BEGINNING.